

Attachment 1

Planning Commission Staff Report (July 6, 2005)

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JULY 6, 2005

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 05-05 & VARIANCE NO. 05-04
(CALIFORNIA HEART & SURGICAL HOSPITAL)

SUMMARY

The project is a request to construct a 70,000 square-foot surgical hospital and 25,000 square-foot medical building with the associated amenities including the Zanja Trail, landscaping, and site design. The applicant also requests a variance to allow the construction of a 46-foot tower structure proposed for the hospital building that exceeds the 35-foot maximum height requirement. The site is located at the northeast corner of Barton Road and New Jersey Street in the Professional Office General Plan land use designation and the Administrative Professional Office (AP) zone (see Attachment A, Site Location Map). A copy of the project plans is available in Attachment B.

RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (Attachment C); and,
2. Approve PPD No. 05-05 and VAR No. 05-04 based on the Findings, and subject to the attached Conditions of Approval (Attachment D).

PERTINENT DATA

Property Owner/Applicant: Loma Linda Properties

General Plan/Zoning: Professional Office/Administrative Professional Office (AP)

Site: Generally, a 6.33-acre rectangular site consisting of two parcels of land

Topography: Gently sloping to the southwest at a one or two percent grade

Vegetation: Small oak tree; site recently disked

Special Features: N/A

BACKGROUND AND EXISTING SETTING

Background

The California Heart & Surgical Hospital (CHSH) Project was formerly submitted and processed as Precise Plan of Design (PPD) No. 04-13. The Planning Commission reviewed and recommended approval of PPD No. 04-13 to the City Council on December 1, 2005. Once the project reached the City Council level, it was continued without hearing on several occasions during the early months of 2005 in the hopes that approvals from state and federal agencies would be forthcoming.

On April 26, 2005, the project applicant submitted a letter withdrawing the CHSH Project. The purpose of the withdrawal was to allow time for the applicant to receive approvals from the state and federal regulatory agencies. In addition, the project was very close to exceeding regulatory time frames for application processing pursuant to the California Permit Streamlining Act. The applicant's letter was forwarded to the City Council on May 10th and the request was granted with the understanding that the application soon would be resubmitted.

Subsequently, the application was resubmitted and renumbered as PPD No. 05-05 and began the planning and environmental review processes anew. While the project proposal has not changed, a variance request has been added to address the height of the tower structure of the hospital building. When the project was submitted as PPD No. 04-13, staff and the applicant had anticipated that the site would be redesignated through the General Plan Update Project as Special Planning Area G. Under that scenario, a variance would not have been necessary because the zoning requirements are determined by the physical characteristics of the project.

On May 10, 2005, the Administrative Review Committee (ARC) reviewed the project and cleared it to the Planning Commission. The draft environmental document was cleared to begin the public review period. The ARC comments have been incorporated into the project.

On June 6, 2005, the Historical Commission reviewed the project and recommended that the Certificate Of Appropriateness be approved by the City Council. The Commission forwarded comments and concerns about the project and included recommendations for additional Conditions Of Approval. A copy of the Staff Report to the Historical Commission is available in Attachment E.

Existing Setting

The 6.33-acre project site is vacant and located at the City's easterly boundary with the City of Redlands, and specifically located at the northeast corner of Barton Road and New Jersey Street. Prior to around 1978, the site was an active citrus grove; however, the citrus trees were removed sometime after that and the site has remained vacant since then.

The project site is located on the northeast corner of Barton Road and New Jersey Street within the City of Loma Linda (see Attachment C, Figures 1 and 2). The project site is vacant and

• Grounded by scattered residential development to the east, an orange grove to the north, an existing church northwest to the, Barton Road to the south beyond which is scattered residential development, and New Jersey Street to the west beyond which is vacant land (see Attachment C, Site Photographs 1 through 4).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

On June 1, 2005, staff prepared the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration. The mandatory CEQA public review began on Thursday, June 2, 2005 and would have ended on Wednesday, June 22, 2005. However, the public review period was extended to Wednesday, July 6, 2005 to coincide with the regularly scheduled Planning Commission Meeting. All of the potential project impacts identified in the Initial Study can be mitigated to below a level of significance. The Mitigation Measures identified and included in the Initial Study have been incorporated into the project requirements as Conditions Of Approval.

ANALYSIS

Project Description

As previously stated, the project is a request to construct a 70,000 square-foot surgical hospital and 25,000 square-foot medical building with the associated amenities including the Zanja Trail, landscaping, and site design. Approval of a variance to exceed the maximum 35-foot building height requirement by 11 feet is also requested. A more detailed description of the project is available in Attachment F, Statement of Operations.

Public Comments

The City has received many Comment Letters and additional information both in favor of and in opposition to the proposed project. Those in favor of the project appear to like the opportunity for additional medical services in the local area. Those in opposition of the project are concerned that the for-profit hospital will divert revenues for expensive surgeries and treatments that non-profit facilities rely on to fund essential community services such as the operation of emergency rooms. The local hospitals are concerned that the California Heart & Surgical Hospital will irrevocably damage the financial stability of the existing institutions. However, it should be noted that the impacts to the local industries or the economy translate into policy issues that are the purview of the City Council. The Planning Commission's role is generally limited to land use, zoning, and environmental issues. Copies of the comment letters and additional information are available and indexed in Attachment G.

Analysis And Findings

The proposed project will add to the number of medical centers and hospitals that already exist in Loma Linda. The major difference between this facility and the existing facilities is that the California Heart and Surgical Hospital (CHSH) will be a for-profit medical business. The existing facilities are non-profit private or federal medical facilities. The proposal for the CHSH is fairly small as compared to the size and number of existing facilities in that it will provide only six operating rooms, four intensive care units, 24 medical beds, 12 pre-post op bays, 11 same day surgery beds, exam rooms, two special procedures rooms, two catheter labs, eight pre-post

catheter rooms, and full radiology/diagnostic units. It is anticipated that the new facility will be a good fit in Loma Linda and given its specialty services, the facility should be an asset to the local medical industry and community.

Because the project proposes buildings that exceed 20,000 square feet, the Planning Commission will act as an advisory body to the City Council. The City Council is the final, reviewing authority for these types of project pursuant to LLMC §2.24.050(B)(1) (Advisory).

Certificate of Appropriateness and Findings. The project site is located in the Historic Mission Overlay District (HMOD) and as such, it is subject to LLMC Chapters 17.80 (Historic Preservation) and 17.82 (HMOD). Section 17.80.090 stipulates that all permits for alteration, restoration, rehabilitation, addition, change of use, demolition removal or relocation of designated cultural resources and properties located in historic districts shall require a Certificate Of Appropriateness from the City Council.

On June 6, 2005, 2004, the Historical Commission reviewed the project and environmental document and recommended that the City Council approve the Certificate Of Appropriateness for the project based on the findings, as follows:

1. *With regards to a designated resource, the proposed work will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of the historical, architectural, or aesthetic interest of value of the designated resource and its site.*

The existing Zanja, which has been buried, is the only known cultural resource on the site. The creation of the Zanja Trail with landscape enhancements will serve to highlight the history of the Zanja and provide another important link along the trail route. Similarly, the Mission style buildings will enhance the property and will not adversely affect the character of the site or Historic Mission Overlay District.

2. *With regard to any property located within a historic district, the proposed work conforms to the prescriptive standards and design guidelines for the district, adopted by the Commission, and does not adversely affect the character of the district.*

The project and site design meet all of the requirements of LLMC Chapter 17.82, Section 10, Design Criteria and Development Standards for New Development. As stated, the project will use the Mission architectural style the conceptual landscaping and Zanja Trail design are very similar to the design previously approved for the Barton Vineyard Project. The existing and future uses located north of the site will be buffered by with a six-foot block wall and a 17 to 26 foot trail and landscape area. Improvements on and off-site will be consistent with other recently approved projects in the vicinity of this project and in the Overlay District. Lighting, street furniture, and signage will be compatible with the Mission architecture and the requirements of Section 10.

3. *In case of construction of a new improvement, addition, building, or structure upon a designated cultural resource site, the use and exterior of such improvements will not adversely affect and will be compatible with the use and exterior of such designated cultural resources, improvements, buildings, natural features, and structures on the site.*

The site and building designs include creating another link of the Zanja Trail and constructing two, new buildings in the Mission architectural style. The on- and off-site improvements will enhance the site and the surrounding area and will not adversely affect any designated cultural resources. The existing and draft General Plans and current zoning for the site permit medical uses and the proposed hospital and medical office building are compatible with the historic Zanja, which is present on the site.

4. *The strict application of standards does not create an economic hardship based on testimony and evidence supplied by the applicant whereby it is judged by the Commission and City Council that strict application of the guidelines would deprive the owner of the property of all reasonable use of or economic return on, the property.*

The applicant has not indicated that the strict application of the standards outlined in LLMC Chapters 17.80 and 17.82 would create an economic hardship and deprive him of all reasonable use of or economic return on the property.

The Historical Commission also recommended that the Planning Commission and City Council include the following Conditions Of Approval for the project:

1. *Any future expansion of the medical use shall be vertical in the form of additional stories or floors so that on-site open space areas are maintained and not eliminated. If needed, additional parking requirements for the future expansion shall be subsurface either below the west parking lot or below the two proposed buildings in order to avoid visual impacts to the Trail, Mission style architecture, or rural atmosphere and openness of the site.*
2. *Excavation of the Zanja Trail shall not exceed a depth of one foot. As an alternative, the trail may be raised by one or more feet of fill in order to avoid damaging or destroying the subsurface remnants of the Zanja.*
3. *The Zanja Trail shall be extended south to Barton Road from its terminus at the northeast corner of the site to ensure that a pedestrian linkage to the public sidewalk is available in the event that the trail cannot be continued east into Redlands. A pedestrian link from the Historical Mission Overlay District to the Redlands Heritage Park, Barton House, and Asistencia are necessary to the preservation efforts in the area.*
4. *Landscaping along the Zanja Trail shall predominantly feature Native California Plants that are indigenous to the Inland Empire. Other areas of the site shall feature palms and citrus trees.*

Staff has incorporated the recommended Conditions into the project Conditions of Approval; however, any future expansion of the hospital or medical offices would require a new PPD application and process. Expanding the use to additional stories or floors may not be feasible for the applicant but should be investigated as an alternative to reducing or eliminating necessary on-site open space and landscaping. Based on the preceding, staff recommends that Condition No. 1 be modified, as follows:

1. *The applicant shall confer with City staff to evaluate the feasibility of limiting future expansion of the medical use in a vertical direction in the form of additional stories or floors so that on-site open space areas are maintained and not eliminated. A PPD shall be required for any*

expansion of the uses or structures on the site and the Planning Commission shall be informed of any expansion proposals for the site and provided with reasons for a horizontal expansion. If needed, additional parking requirements for the future expansion shall be subsurface either below the west parking lot or below the two proposed buildings in order to avoid visual impacts to the Trail, Mission style architecture, or rural atmosphere and openness of the site.

The Historical Commission also forwarded the following statement of their preservation goals (as it relates to this project) to the Planning Commission and City Council:

"The Historical Commission seeks to preserve significant historical health care industries in the local area including (but not limited to) the Loma Linda University Medical Center (LLUMC), Loma Linda University East Campus Specialty Hospital, Loma Linda University Children's Hospital, Loma Linda University (LLU), Loma Linda University Adventist Health Sciences Center (LLUAHSC), Redlands Community Hospital, and St. Bernadine Medical Center."

Precise Plan of Design Findings. According to LLMC Section 17.30.290, Precise Plan of Design, Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

"If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

The proposed use is consistent with the existing General Plan. Goal No. 3 states that the City should be developed with a consciousness of the importance of education and the practice of medicine. The development of this site with the California Heart and Surgical Hospital furthers the tenets of Goal No. 3. The hospital and medical office uses are consistent with the Professional Office General Plan Land Use Designation, and with the Special Planning Area G designation proposed in the Draft General Plan (October 2004).

With the exception of the variance request, the project also is in compliance with the AP zone, which permits hospitals, medical facilities, physicians and other professional offices, and related uses [pursuant to Loma Linda Municipal Code (LLMC) §17.42.020(A) and (B)]. The proposed medical uses are compatible with the existing and future land uses in the surrounding area, including those located to the east in the City of Redlands.

The project will provide improvements in the form of a 70,000 square foot hospital building, 25,000 square foot medical office building, and on-site improvements including parking, lighting, landscaping and open space, Zanja Trail, and other related improvements. Off-site improvements include a landscape median in Barton Road and fair share improvements to the local circulation and traffic control systems. For the reasons stated, staff feels that the project may be approved because it will not adversely affect property values in the vicinity, or

unreasonably interfere with the use and enjoyment of nearby properties. The project will not adversely affect the public peace, health, safety or general welfare.

Variance Findings. The applicant requests a variance to allow the construction of the 46-foot tower structure that is proposed for the hospital building. The maximum allowable building height in the AP zone is 35 feet. Pursuant to Loma Linda Municipal Code §17.30.060, all of the following findings must be addressed while considering a Variance:

1. *That there are exceptional and extraordinary circumstances of conditions applicable to the property involved.*

The elevation of the project site is below the street grade of Barton Road and several feet below that of the adjacent property to the north. The grade difference along Barton Road increases from around four feet to 18 feet in an easterly direction. The adjacent property to the east is substantially higher than the subject property. The proposed office building is not affected because the pad elevation is within inches of the New Jersey Street grade. However, the hospital building is placed farther back from the front property line along Barton Road and much lower than the street and neighboring property. The result is that the hospital building will have impaired visibility from Barton Road and New Jersey Street and good visibility is important for any business enterprise, whether for-profit or non-profit. The grade difference constitutes an exceptional and extraordinary circumstance of conditions applicable to the project site. The proposed tower structure is an important architectural feature that ties in with the Mission history of the area and provides enhanced visibility of the hospital building and site.

2. *That such variance is necessary for the preservation and enjoyment of the substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.*

As previously stated, good visibility is important to business enterprises for location identification and marketing purposes. The 46-foot tower structure will enhance the visibility of the hospital by providing an architectural landmark that can be seen by the motoring public. All business and uses within the AP zone should be able to enjoy good visibility that assists them with their marketing efforts. The tower structure is attractive and will lend additional "curb appeal" to the site.

3. *That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which property is located.*

Allowing the construction of the 46-foot tower structure will improve the visibility of the project site, which is substantially below the street grade of Barton Road. The design of the tower structure is compatible with the Mission architecture of the site and appropriate for the Historical Mission Overlay District. Approval of the variance request will not be materially detrimental to the public welfare or injurious to the surrounding properties, land uses, or public or private improvements.

4. *The granting of such variances will be consistent with the general plan for the City.*

The proposed project is consistent with the existing General Plan and appears to be consistent with the Draft Preferred Land Use Alternative prepared for the City's Comprehensive General Plan Update Project. The existing General Plan does not directly address variances, which are Zoning Code issues; however, it does encourage the development of functional and aesthetically pleasing neighborhoods (Goal No. 10).

The Draft General Plan (October 2004) has guiding policies for the design of hospitals and medical uses that are outlined in the Community Design Element, specifically in §3.1.7 (Institutional Development). Policies d., e., g., and h. encourage that architectural styles, materials, and colors be complementary and that feature architectural details relate to the building's scale and provide enhanced entry statements and ornamentation. The main entrance to such facilities shall be defined by an architectural element that reinforces the pedestrian scale and distinguishes between the primary and secondary uses of the site. The Draft Conservation and Open Space Element, §9.75 [Guiding Policies (for cultural resources)] states in Policy e. that new development occurring in the vicinity of historic resources should ensure that the surrounding setting is compatible. The proposed tower structure serves all of these purposes and is consistent with the intent of the Draft General Plan (October 2004).

CONCLUSION

Staff recommends approval of the project because the proposed CHSH facilities are consistent with the existing and draft General Plans. Upon approval of the variance request for construction of the 46-foot tower, the project will be in compliance with the AP zone requirements. The hospital and medical office uses are compatible with the existing and future uses in surrounding area. The Draft NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions Of Approval. The Historical Commission reviewed the project and recommended the approval of the Certificate Of Appropriateness to the City Council. The Historical Commission also recommended that the Planning Commission and City Council approve four additional Conditions Of Approval that relate to historic preservation. And finally, they forwarded a statement to the Planning Commission and City Council relating to their goals to preserve significant historical health care industries in the area.

ATTACHMENTS

- A. Site Location Map
- B. Project Plans
- C. Mitigated Negative Declaration (NOI/Initial Study)
- D. Conditions of Approval
- E. June 6, 2005 Historical Commission Staff Report
- F. Applicant's Statement of Operations
- G. Comment Letters & Additional Information (Index included)

Attachment 2

Planning Commission Staff Report (August 3, 2005)

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF AUGUST 3, 2005

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 05-05 & VARIANCE NO. 05-04
(CALIFORNIA HEART & SURGICAL HOSPITAL)

SUMMARY

The project is a request to construct a 70,000 square-foot surgical hospital and 25,000 square-foot medical building with the associated amenities including the Zanja Trail, landscaping, and site design. The applicant also requests a variance to allow the construction of a 46-foot tower structure proposed for the hospital building that exceeds the 35-foot maximum height requirement. The site is located at the northeast corner of Barton Road and New Jersey Street in the Professional Office General Plan land use designation and the Administrative Professional Office (AP) zone.

A copy of the July 6, 2005 Planning Commission Staff Report was previously distributed to the Planning Commission and is herein as Attachment 1 to this report.

RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (Attachment C); and,
2. Approve PPD No. 05-05 and VAR No. 05-04 based on the Findings, and subject to the attached Conditions of Approval (Attachment D).

BACKGROUND

On July 6, 2005, the Planning Commission continued the project to the August 3, 2005 meeting so that the Air Quality Analysis section of the Initial Study could be revised. In addition, the City was in receipt of several very lengthy and detailed letters of comment that merited review and reply by staff and the Commission.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

On July 14, 2005, staff prepared a revision to the Air Quality Analysis section of the Initial Study and re-issued the Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration. The mandatory CEQA public review began on Thursday, July 14, 2005 and will end on Wednesday, August 3, 2005. All of the potential project impacts identified in the Initial Study can be mitigated to below a level of significance. The Mitigation Measures identified and included in the Initial Study have been incorporated into the project requirements as Conditions Of Approval. It should be noted that no written comments on the revised environmental document have been received by the City as of this report. A copy of the Mitigated Negative Declaration (NOI/Initial Study, Revised July 14, 2005) is available in Attachment 2.

ANALYSIS

Air Quality Issues

Based on the letter of comment from the South Coast Air Quality Management District (SCAQMD), the Air Quality analysis in the Initial Study was reevaluated using the new URBEMIS 2002 (Version 8.7.0) air emissions program. The results indicated that reactive organic gases (ROG) and nitrous oxides (Nox) levels from building construction would exceed SCAQMD Thresholds with no mitigation applied. SCAQMD staff recommended four methods of mitigating the ROG and Nox emissions and as a result, the Nox emissions can be mitigated to below a level of significance. The majority of high ROG emissions during the construction phase would be from applying spray paints (and other types of coatings) on the exterior and interior of the buildings. The mitigation measures that have been added to the Initial Study are outlined below and numbered as they appear in the environmental document:

2. During on-site construction, the contractor shall use a lean-NO_x catalyst to reduce emissions from off-road equipment diesel exhaust.
3. The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.
4. The developer/contractor shall use building materials that do not require painting.
5. The developer/contractor shall use pre-painted construction materials where feasible.

The additional mitigation measures cannot quantifiably reduce the ROG emissions. However, SCAQMD staff suggested that if exterior and interior paints and coatings are not sprayed onto wall or other surfaces, but rather applied with a brush or roller, the ROG emissions could be significantly reduced. Another means of reducing ROG emissions would be to use exterior construction materials that have been pretreated or coated by the manufacturer. For this reason, staff has added the following condition of approval to the project:

"The applicant shall ensure that exterior and interior paints and coatings are not sprayed onto wall or other surfaces, but rather applied with a brush or roller to reduce ROG emissions. As an alternative, the applicant may use exterior construction materials that have been pretreated or coated by the manufacturer."

The above condition is anticipated to reduce the ROG emissions during the construction phase to below a level of significance. The operations phase of the project will not result in any significant impacts to air quality. The additional mitigation measures and proposed condition have been added to the Conditions of Approval (see Condition of Approval No. 13.a through 13.b). A copy of the revised Conditions of Approval is included as Attachment 3.

Public Comments

The public comments received prior to the July 6, 2005 Planning Commission meeting were previously distributed as an attachment to the earlier Staff Report (Attachment G of Attachment 2). Letters and supporting materials that were submitted after publication of the July Staff Report were distributed to the Commission during the July 6th meeting. Those letters of comment are referenced herein as Attachment 4 of this report.

The continuance to the August 3, 2005 meeting provided additional time for staff and the Planning Commission to review and study the issues raised in the letters. Two of the letters contained in Attachment 4 outline concerns that some of the local medical centers and hospitals have regarding potential economic impacts of the project. Economic issues are addressed by the City Council in form of policies. Past decisions of the City Council have resulted in General Plan policy that is implemented through the Zoning Code to allow medical uses in the AP zone. The determination to change or revise that policy and any resultant Zoning Code Amendments would be at the discretion of the City Council.

CONCLUSION

Staff recommends approval of the project because the proposed CHSH facilities are consistent with the existing and draft General Plans. Upon approval of the variance request for construction of the 46-foot tower, the project will be in compliance with the AP zone requirements. The hospital and medical office uses are compatible with the existing and future uses in surrounding area. The Draft NOI/Initial Study (Revised July 14, 2005) was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions Of Approval. The potential impacts to Air Quality from construction emissions can be mitigated to below a level of significance.

The issues that have been raised regarding the potential economic impacts of the project on local medical centers and hospitals will be addressed at the City Council level.

ATTACHMENTS

1. Planning Commission Staff Report (July 6, 2005) (*Previously distributed*)
 - A. Site Location Map
 - B. Project Plans
 - C. Mitigated Negative Declaration (NOI/Initial Study)
 - D. Conditions of Approval
 - E. June 6, 2005 Historical Commission Staff Report
 - F. Applicant's Statement of Operations
 - G. Comment Letters & Additional Information (Index included)
2. Mitigated Negative Declaration (NOI/Initial Study, Revised July 14, 2005)
3. Conditions of Approval (Revised August 3, 2005)

4. Additional Letters of Comment (*Previously distributed*)
 - A. Joseph Canale SR and Mary Canale, Local Residents (July 2, 2005)
 - B. Steve Smith, Ph.D., Program Supervisor, CEQA Section, SCAQMD (July 6, 2005)
 - C. Ruthita Fike, CEO, Loma Linda University Medical Center (LLUMC) (July 6, 2005)
 - D. James R. Holmes, President/CEO, Redlands Community Hospital; Ruthita J. Fike, MA, CEO, LLUMC; Steven Barron, President, St. Bernardine Medical Center; and, Jaime Wesolowski, President/CEO, Riverside Community Hospital (July 6, 2005)

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Attachment 3

Revised Mitigated Negative Declaration (NOI/Initial Study)

**CITY OF LOMA LINDA
NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION
OF ENVIRONMENTAL IMPACT**

FROM: CITY OF LOMA LINDA
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

TO: ☐ OFFICE OF PLANNING AND RESEARCH
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ COUNTY CLERK
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

SUBJECT: Filing of Notice of Intent to adopt a Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

Project Title: Precise Plan of Design (PPD) No. 05-05, California Heart and Surgical Hospital (CHSH)

State Clearinghouse Number (if submitted to Clearinghouse): N/A

Lead Agency Contact Person: Deborah Woldruff
Area Code/Telephone: 909-799-2830

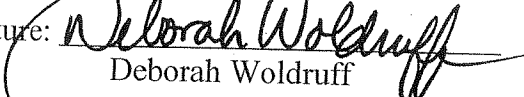
Project Location (include county): The 6.3-acre project site is located on the northwest corner of Barton Road and New Jersey Street in the City of Loma Linda and County of San Bernardino (APNs 0292-164-05 & 06).

Project Description: A request to construct a 70,000 square foot surgical hospital and 25,000 square foot medical office building with associated on-site amenities including an extension of the Zanja Trail, parking, landscaping, and other site design components. The site is in the General Plan Professional Office Land Use designation and in the Administrative Professional Office zone. The project was formerly processed as PPD No. 04-13.

This is to notify the public and interested parties of the City of Loma Linda's intent to adopt a Mitigated Negative Declaration for the above-referenced project. The mandatory public review period began on **Thursday, July 14, 2005** and end on **Wednesday, August 3, 2005**. Any environmental comments from the public should be submitted in writing to this office no later than **5 p.m. on August 3, 2005**. The Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road, and the Loma Linda Library, 25581 Barton Road, east end of the Civic Center. Any environmental comments from the public should be submitted in writing to this office no later than **5:00 p.m. on Wednesday, August 3, 2005**.

Previously, the site was used for citrus farming; however, the subject property is not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E) for soil or ground water contamination.

The project and proposed Mitigated Negative Declaration will be reviewed by the City's Planning Commission in a public hearing on **Wednesday, August 3, 2005, at 7:00 p.m.** in the Council Chambers located in the Loma Linda Civic Center (address listed above).

Signature: 
Deborah Woldruff

Title: Community Development Director
Date: 07/14/05

Received for filing at OPR: N/A

CLERK OF THE BOARD

JUL 14 2005

**COUNTY OF
SAN BERNARDINO**

DATE FILED & POSTED



CITY OF LOMA LINDA
ENVIRONMENTAL CHECKLIST FORM
AND INITIAL STUDY
(Revised July 12, 2005)

PROJECT FILE

Precise Plan of Design No. 05-05 & Variance No. 05-04 – A request to construct a 70,000 square-foot surgical hospital and 25,000 square-foot medical office building with associated on-site amenities including an extension of the Zanja Trail, parking, landscaping, and other site design components. The 6.3- acre project site is located at the northeast corner of Barton Road and New Jersey Street in the Administrative/Professional Office (AP) zone – APN: 0292-164-05 and 092-164-06. *(Previously routed and distributed as Precise Plan of Design No. 04-13.)*

Related Files: None

Applicant:

Loma Linda Properties
10459 Mountain View Avenue, Suite B
Loma Linda, CA 92534

General Plan Designation: Administrative/Professional Office (AP)

Zoning: Administrative/Professional Office (AP)

PROJECT CONTACT INFORMATION:

Lead Agency Name and Address:

City of Loma Linda
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

CLERK OF THE BOARD

JUL 14 2005

**COUNTY OF
SAN BERNARDINO**

Contact Person and Phone Number:

Deborah Woldruff, Community Development Director
(909) 799-2810

PROJECT DESCRIPTION:

Loma Linda Properties is proposing the construction and operation of the California Heart and Surgical Hospital, a 70,000 square-foot acute care hospital that would include 24 medical beds and 11 same day surgery beds. Proposed services include radiology, cardiology, cardiothoracic, orthopedic, sport medicine, neurology, general surgery, otolaryngology, gynecology, urology, bariatrics, plastic/reconstruction, pain management, anesthesiology, and gastroenterology.

DATE FILED & POSTED

In addition to meeting applicable State and federal requirements for operation of an acute care hospital, the applicant is seeking Joint Commission on Accreditation of Healthcare Organizations (JCAHO) certification.

JCAHO

JCAHO is an independent, not-for-profit organization that evaluates and accredits health care organizations and programs in the United States. The Joint Commission's accreditation process would evaluate the hospital's compliance with set standards and other accreditation requirements.

Office of Statewide Health Planning and Development (OSHPD)

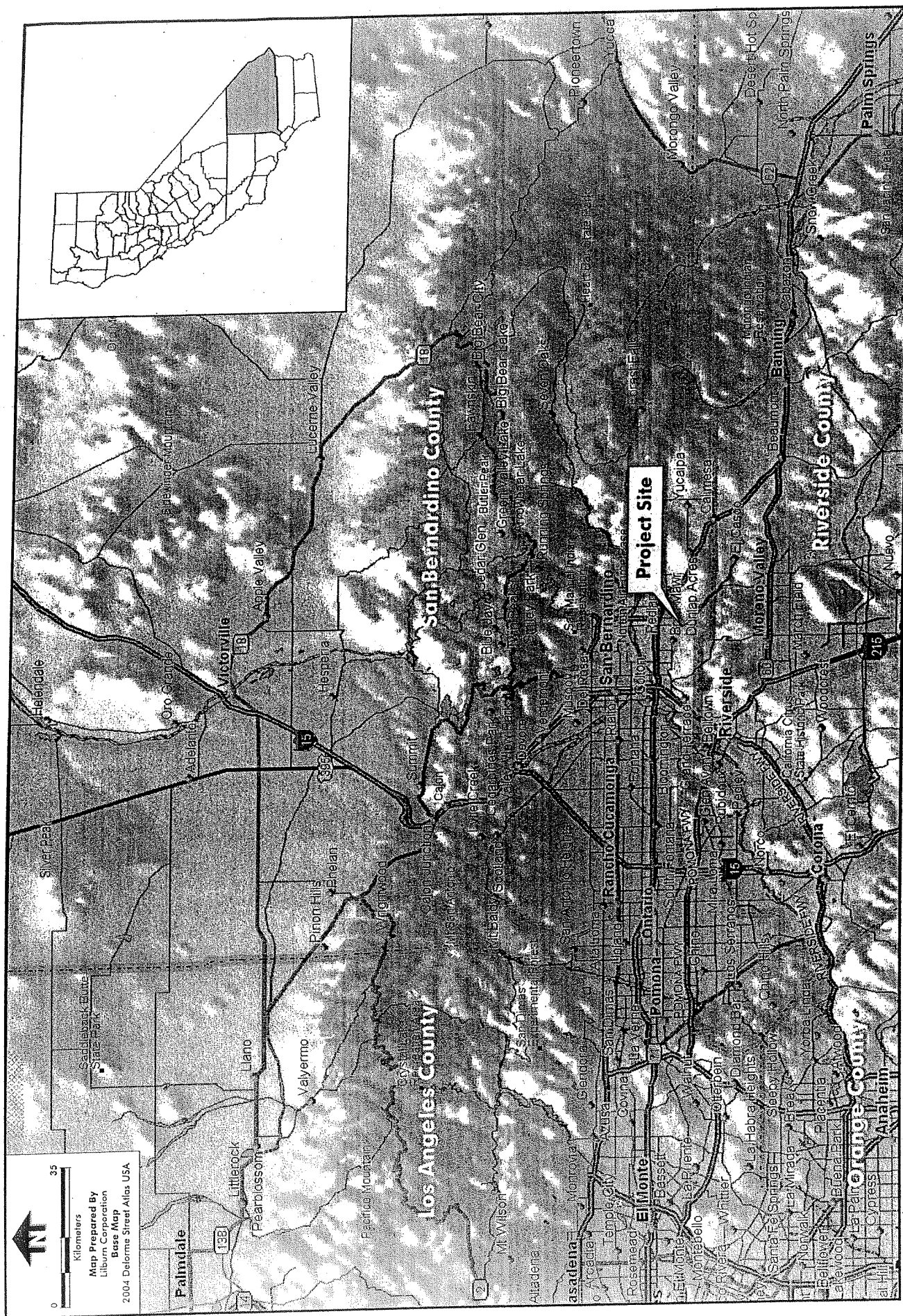
OSHPD is responsible for enforcing building standards and regulating the design and construction of health care facilities, and ensuring the safety of these facilities. OSHPD's Facilities Development Division serves as the building department for all hospitals and nursing homes within the State of California.

Additionally, OSHPD has several committees and boards including the Hospital Building Safety Board, which was established by Senate Bill 519 at the time of the original Hospital Facilities Seismic Safety Act of 1973. The Board is responsible for 1) advising the Director of OSHPD on the administration of the Hospital Facilities Seismic Safety Act; and 2) acting as a board of appeals with regard to seismic safety, fire and life safety issues relating to hospital facilities.

The Board is composed of 13 members, appointed by the Director of OSHPD, which are responsible for contacting professional groups and important industry organizations about any changes or/and emerging issues occurring in the design and construction of health facility in California.

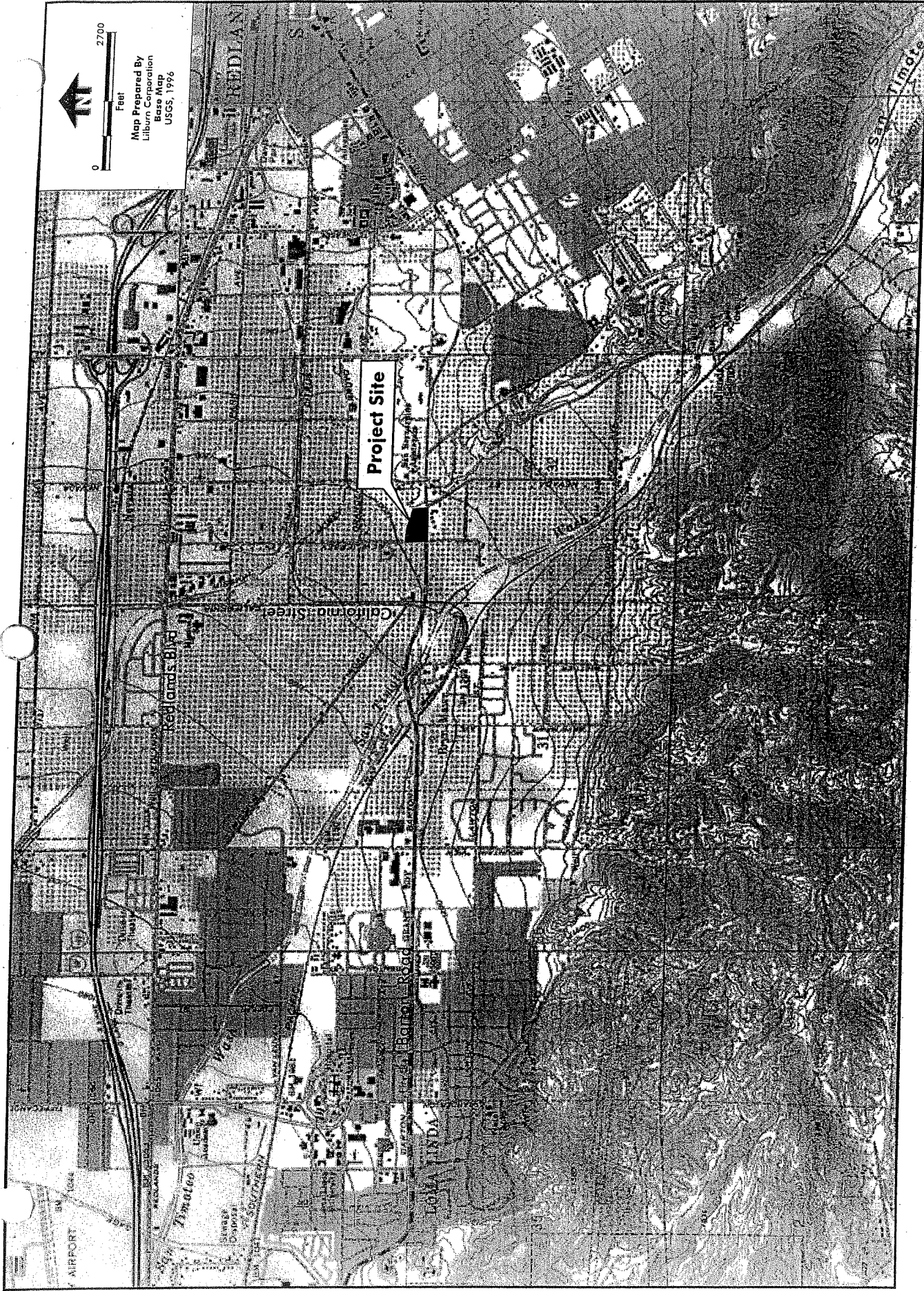
Surrounding Land Uses and Setting (Briefly describe the project's surroundings):

The project site is located on the northeast corner of Barton Road and New Jersey Street within the City of Loma Linda (see Figures 1 and 2). The project site is vacant and is surrounded by scattered residential development to the east, an orange grove to the north, an existing church northwest to the, Barton Road to the south beyond which is scattered residential development, and New Jersey Street to the west beyond which is vacant land (see Site Photographs 1 through 4).

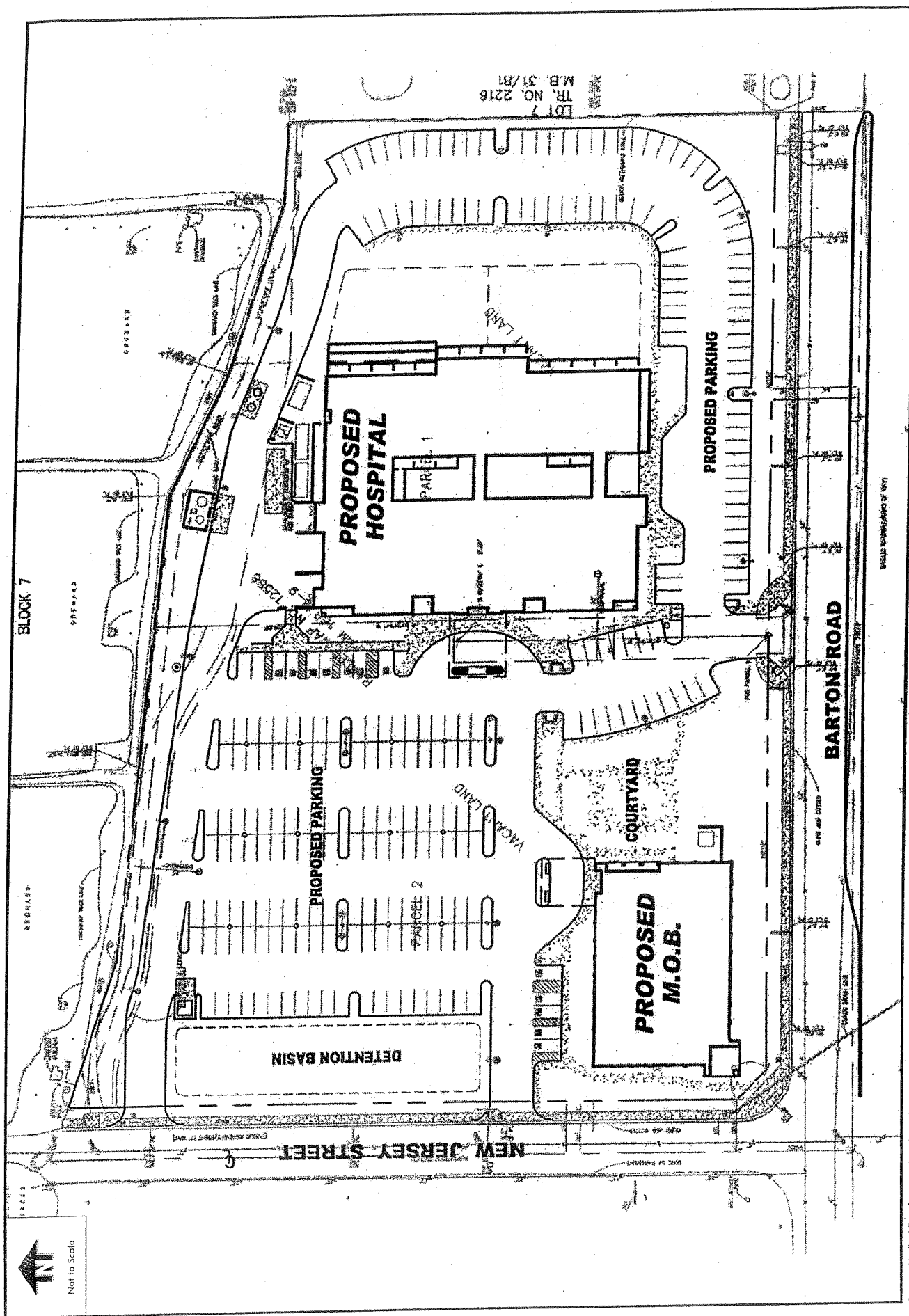


Regional Map

California Heart & Vascular Surgical Hospital
City of Loma Linda, California



Vicinity Map
California Heart & Surgical Hospital
City of Loma Linda, California



Site Plan

California Heart Ological Hospital
City of Loma Linda, California

Prepared By:
LILBURN
CORPORATION

Source: Medical Development Associates, LLC.



Photograph 1: Looking northeast across the project site.

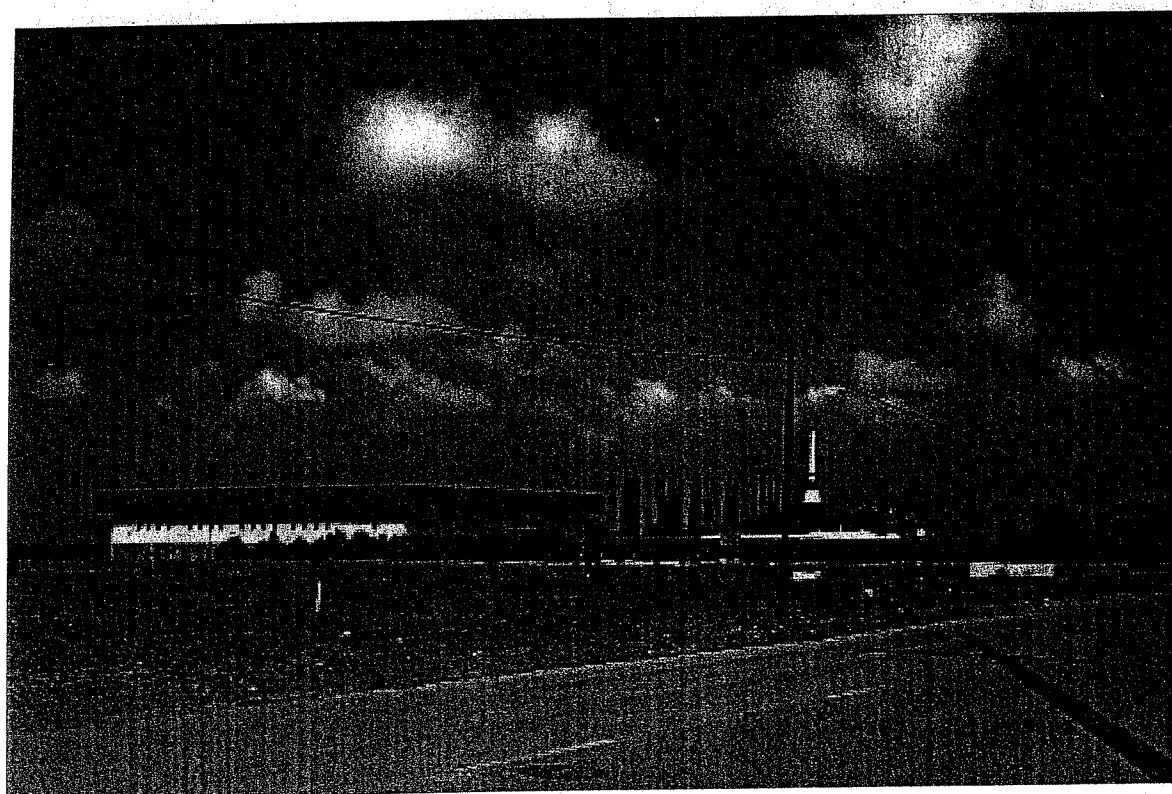


Photograph 2: Looking east toward the zanja located along the at the northern boundary of the site.

Site Photos



Photograph 3: Looking northeast across the site at adjacent residential uses.



Photograph 4: Looking northwest across New Jersey Street toward church.

Site Photos

Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

- Regional Water Quality Control Board - Storm Water Pollution Prevention Plan (SWPPP) Discharge Permit

GLOSSARY – The following abbreviations are used in this report:

EIR – Environmental Impact Report
FEIR – Final Environmental Impact Report
NO_x – Nitrogen Oxides
ROG – Reactive Organic Gases
PM₁₀ – Fine Particulate Matter
RWQCB – Regional Water Quality Control Board
SCAQMD – South Coast Air Quality Management District
URBEMIS2002 – Urban Emissions Model

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use/ Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

On the basis of this initial evaluation:

- () I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- (✓) I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- () I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- () I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- () I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By:

Deborah Wolduff

Date:

07-14-05

EVALUATION OF ENVIRONMENTAL IMPACTS

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 1. AESTHETICS. <i>Would the project:</i> | | | | |
| a) Have a substantial affect on a scenic vista? | () | () | () | (✓) |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway? | () | () | () | (✓) |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | () | () | (✓) | () |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | () | (✓) | () | () |

Comments:

- a/b) According to the City's General Plan, the project site is not within a scenic vista/scenic highway view corridor. Nearby streets including local portions of Barton Road and New Jersey Street are not considered scenic routes. Additionally, there are no historic buildings, or rock outcroppings on the project site. One tree occurs on-site and would be removed to accommodate site development. The tree would be replaced with other trees as outlined in the proposed landscape plan. Proposed development would have no impact on any scenic vista or scenic resource.
- c) According to historic aerial photographs reviewed as part of a Phase I Site Assessment, the project site appears to have been a former orange grove from around 1938 until approximately 1978. In its existing state, the site can generally be described as rough-graded, vacant land. The area surrounding the site includes a church located northwest of the site, scattered single-family residential and commercial development to the south, vacant land and scattered single-family residential to the east, and vacant land to the west. The project site is designated Administrative/Professional Office (AP). Currently, the City's General Plan is being updated. Upon City Council certification of the General Plan, the site's current land use designation would be changed from Administrative/Professional Office to Mixed Use. The proposed development includes the construction a 70,000 square-foot hospital and 25,000 square-foot medical office building. Proposed development would be consistent with uses permitted within the current designation as well as the proposed Mixed Use designation.

The project site occurs within the City's Historic Mission Overlay District. Design of the hospital and medical office building is proposed for an overall mission style including tile roof, light colored stucco, and exposed beams/wood trim. Therefore, no significant impacts to the existing visual character of the Historical District would occur.

- d) Upon approval of the City's General Plan update, the site's existing designation would change from Administrative/Professional Office to Special Planning Area (SPA) G. The

SPA G designation permits the proposed development and would allow the development of other uses including residential. Future development to the north of the site could include residential. Although the proposed hospital and potential residential uses would both be permitted under the SPA G designation, impacts from lighting of the hospital could be potentially significant to adjacent residential development. Implementation of the following mitigation measure would ensure impacts to existing and potential residential development would be reduced to a less than significant level:

1. **Prior to issuance of Certificate of Occupancy, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent glare onto existing homes to the east and potential residential development to the north.**

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|--------------------------------|--|------------------------------|-----------|
| 2. | AGRICULTURAL RESOURCES. <i>Would the project:</i> | | | | |
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | () | () | () | (✓) |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | () | () | () | (✓) |
| c) | Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? | () | () | () | (✓) |

Comments:

- a) According to Figure 4.9.1 within the City's General Plan Update Master EIR, the site and surrounding properties have an existing land use designation of Administrative/Professional Office, and Neighborhood Specialized Community. The project area has not been identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.
- b) The proposed project is located on the northeast corner of Barton Road and New Jersey Street. The proposed project and its location would not conflict with any agricultural land use or Williamson Act land conservation contract. There is not an existing Williamson Act contract on the site associated with the prior use as an orange grove.
- c) The proposed project does not involve other changes in the existing environment, which due to its location or nature, could result in conversion of Prime Farmland, to a non-agricultural use. Under the existing and proposed General Plan, there are no

agricultural land use designations, although agriculture is an existing use in some areas of the City.

No impacts are identified or anticipated and no mitigation measures are required.

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--|--------------------------------|--|------------------------------|-----------|
| 3. AIR QUALITY. <i>Would the project:</i> | | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | () | () | () | (✓) |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | () | (✓) | () | () |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors? | | () | () | (✓) | () |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | () | () | (✓) | () |
| e) Create objectionable odors affecting a substantial number of people? | | () | () | () | (✓) |

Comments:

- a) The proposed project includes the construction and operation of the California Heart and Surgical Hospital, a 24-bed, acute care hospital that would provide medical services including: radiology, cardiology, cardiothoracic, orthopedic, sports medicine, neurology, general surgery, otolaryngology, and gastroenterology, and a medical office building. The project site is within the South Coast Air Basin and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for updating the Air Quality Management Plan (AQMP). The AQMP was developed for the primary purpose of controlling emissions to maintain all federal and state ambient air standards for the district. The project would not significantly increase local air emissions and therefore would not conflict with or obstruct implementation of the plan.
- b-c) Construction emissions were screened and quantified using the URBEMIS 2002 (version 8.7.0) air emissions program. The model separates emissions estimated based on the phases of construction and the year in which the particular activity would transpire. The criteria pollutants screened for included: reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), and particulates (PM₁₀). The emission levels listed reflect the estimated winter season levels, which are normally higher due to atmospheric conditions (marine layer) and increased use of heating systems. The general construction phases for most projects include site grading and building. URBEMIS 2002

calculates emissions assuming the two phases do not overlap. It was assumed that construction of the hospital would begin in September 2005 and take approximately 15 months to complete. The project site was screened under its proposed land use of hospital. A copy of the URBEMIS air emissions report is included in Appendix A of the Initial Study. Table 1 lists daily estimated emissions for grading activities on-site.

Table 1
URBEMIS 2002 (Version 8.7.0)
Unmitigated Site Grading Emissions
(Pounds per Day)

| Source | ROG | NOx | CO | PM10 |
|------------------|------|-------|-------|-------|
| Year 2005 | | | | |
| Fugitive Dust | - | - | - | 10.00 |
| Off-Road Diesel | 8.61 | 72.10 | 59.0 | 3.36 |
| On-Road Diesel | - | - | - | - |
| Worker Trips | 0.10 | 0.12 | 2.35 | 0.1 |
| Totals (lbs/day) | 8.71 | 72.22 | 61.35 | 13.37 |
| SCAQMD Threshold | 75 | 100 | 550 | 150 |
| Significant? | No | No | No | No |

During grading activities, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces would increase emission levels in the area. As shown in Table 1, emission levels would not exceed thresholds for any of the criteria pollutants. The City of Loma Linda requires individual development projects to comply with all applicable regional rules, to assist in reducing short-term air pollutant emissions. Fugitive dust generated from grading activities would be controlled by dust suppression recommendations outlined in the City of Loma Linda Draft General Plan EIR as part of the grading and construction contracts to prevent dust from creating a nuisance off-site.

Table 2
URBEMIS 2002 (Version 8.7.0)
Unmitigated and Mitigated
Building Construction Emissions
(Pounds per day)

| Source | ROG | | NO _x | | CO | | PM ₁₀ | |
|----------------------------|---------------|---------------|-----------------|--------------|---------------|---------------|------------------|-------------|
| | Unmit. | Mit. | Unmit. | Mit. | Unmit. | Mit. | Unmit. | Mit. |
| Year 2005 | | | | | | | | |
| Bldg Const Off-Road Diesel | 9.96 | 9.96 | 79.98 | 63.98 | 70.84 | 70.84 | 3.66 | 3.66 |
| Bldg Const Worker Trips | 0.21 | 0.21 | 0.12 | 0.12 | 2.45 | 2.45 | 0.03 | 0.3 |
| Totals (lbs/day) | 10.17 | 10.17 | 80.10 | 64.10 | 73.28 | 73.28 | 3.70 | 3.70 |
| SCAQMD Thresholds | 75 | 75 | 100 | 100 | 550 | 550 | 150 | 150 |
| Significant? | No | No | No | No | No | No | No | No |
| Year 2006 | | | | | | | | |
| Bldg Const Off-Road Diesel | 9.96 | 9.96 | 76.67 | 61.34 | 73.10 | 73.10 | 3.45 | 3.45 |
| Bldg Const Worker Trips | 0.19 | 0.19 | 0.11 | 0.11 | 2.33 | 2.33 | 0.03 | 0.03 |
| Arch Coating Off-Gas | 93.79 | 93.79 | - | - | - | - | - | - |
| Arch Coating Worker Trips | 0.19 | 0.19 | 0.11 | 0.11 | 2.33 | 2.33 | 0.03 | 0.03 |
| Asphalt Off-Gas | 0.14 | 0.14 | - | - | - | - | - | - |
| Asphalt Off-Road Diesel | 4.00 | 4.00 | 24.60 | 19.68 | 33.99 | 33.99 | 0.95 | 0.95 |
| Asphalt On-Road Diesel | 0.03 | 0.03 | 0.6 | 0.6 | 0.11 | 0.11 | 0.01 | 0.01 |
| Asphalt Worker Trips | 0.03 | 0.03 | 0.01 | 0.01 | 0.31 | 0.31 | 0.00 | 0.00 |
| Totals (lbs/day) | 108.34 | 108.34 | 102.10 | 81.85 | 112.17 | 112.17 | 4.47 | 0.01 |
| SCAQMD Thresholds | 75 | 75 | 100 | 100 | 550 | 550 | 150 | 150 |
| Significant? | Yes | Yes | Yes | No | No | No | No | No |

As shown in Table 2, on-site construction activities would produce emissions above SCAQMD thresholds for ROG and NO_x. Applicable mitigation measures were selected within the URBEMIS model to reduce emissions for these criteria pollutants. As indicated in Table 2, selected mitigation measures reduced NO_x emissions below the SCAQMD threshold. Mitigation measures selected within the URBEMIS model to achieve the mitigated results, shall be implemented as part of the project and include the following:

2. **During on-site construction, the contractor shall use a lean-NO_x catalyst to reduce emissions from off-road equipment diesel exhaust.**

Implementation of the following mitigation measure, as selected within the URBEMIS model, would reduce NO_x emissions below the SCAQMD threshold.

In a letter dated July 6, 2005, the SCAQMD recommended measures to reduce ROG emissions. As discussed with SCAQMD, the measures are not quantifiable within the URBEMIS model. However, implementation of the recommendations would reduce ROG emissions to the greatest extent possible, and shall include the following:

3. The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.
4. The developer/contractor shall use building materials that do not require painting.
5. The developer/contractor shall use pre-painted construction materials where feasible.

These measures would reduce impacts to the extent feasible, but not reduce temporary construction related ROG emissions below the threshold of significance.

Table 3
URBEMIS 2002 (Version 8.7.0)
Unmitigated Operations Emissions Summary
(Pounds per Day)

| Source | ROG | NOx | CO | PM10 |
|-------------------------|------------|------------|-------------|------------|
| Area Source Emission | 0.4 | 0.10 | 0.9 | 0.0 |
| Mobile Source Emission | 2.7 | 3.2 | 24.1 | 2.9 |
| Totals (lbs/day) | 3.1 | 3.3 | 25.0 | 2.9 |
| SCAQMD Thresholds | 55 | 55 | 550 | 150 |
| Significant? | No | No | No | No |

As indicated in Table 3, operation of the 70,000 square-foot hospital and 2,500 square-foot medical office building would not exceed SCAQMD threshold for criteria pollutants.

- d) Nearby sensitive receptors include scattered residential development to the south. An increase in air quality emissions produced as a result of construction activities would be short-term and would cease once construction is complete. Dust suppression (i.e., water application) as required by the City's Development Code, would reduce 50 to 75 percent of fugitive dust emissions during construction. Similarly, implementation of mitigation measures within this section, would reduce NOX emissions to below the SCAQMD threshold, and reduce ROG to the greatest extent feasible. Future development in the area could include residential uses to the north of the site. As shown in Table 3, operational emission levels would be below SCAQMD thresholds.
- e) The proposed hospital and medical office building would not include uses that would create objectionable odors. No adverse impacts to the surrounding environment would result.

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|--------------------------------------|---|---------------------------------------|--------------|
| 4. BIOLOGICAL RESOURCES. | <i>Would the project:</i> | | | | |
| a) | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | () | () | () | (✓) |
| b) | Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | () | () | () | (✓) |
| c) | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | () | () | () | (✓) |
| d) | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | () | () | () | (✓) |
| e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | () | () | () | (✓) |
| f) | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community conservation Plan, or other approved local, regional, or State habitat conservation plan? | () | () | () | (✓) |

Comments:

- a) Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. As shown on Figure 4.4.2 within the City's General Plan EIR, the project site does not occur within the proposed critical habitat for the California gnatcatcher. According to Figure 4.4.1 within the EIR, vegetation on-site is classified as Ruderal, and consists of weedy areas that have been previously cleared of brush for agricultural land. Dominant species include tumbleweed (*Salsoa tragus*), mustard and non-native grasses.

In August 2004, a Phase One Kangaroo Rat and Sensitive Small Mammal Evaluation was performed at the project site. A biologist certified to conduct kangaroo rat surveys and trappings conducted the habitat evaluation of the site and found no signs (i.e., burrows, scat, dust baths and track/tail drags) of the three kangaroo rat species that could potentially occur on the site. The Dulzura kangaroo rat (*Dipodomys simulans*) and the federally endangered Stephens' kangaroo rat (*Dipodomys stephensi*) (SKR) have overlapping ranges. Dulzura kangaroo rats are known to occasionally inhabit open grasslands more characteristic of SKR. SKR are infrequently known to inhabit areas of denser vegetation more common to Dulzura kangaroo rats. Therefore, trapping is often the only definitive method of confirming the absence or presence, distribution, and abundance of SKR in areas where they are sympatric with other kangaroo rat species, or where trace sign is found.

San Bernardino kangaroo rat (*Dipodomys merriami parvus*) (SBKR) is a third kangaroo rat species in the range of the project site. SBKR is confined to inland valley scrub communities, and more particularly, to scrub communities occurring along rivers, streams and drainages. The SBKR is one of three subspecies of the Merriam's kangaroo rat (*Dipodomys merriami*). The Merriam's kangaroo rat is a widespread species that can be found from the inland valley to the deserts. The subspecies known as SBKR, however, is confined to inland valley scrub communities, and more particularly, to scrub communities occurring along rivers, streams and drainages.

The report also concluded that due to the absence of suitable sandy soils and vegetative cover, no sensitive small mammal species occur on-site. Therefore, development of the site would not impact any sensitive or endangered species. Similarly, the project site is located approximately 1,800 feet northeast of the San Timoteo Wash, and does not contain appropriate habitat required for any sensitive species listed within the General Plan EIR as occurring within the City.

- b) According to Figure 4.4.1 of the City's General Plan EIR, no riparian habitat occurs on or near the project site. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service because the project site has been previously graded and is in a disturbed state.
- c) This project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland, nor near any drainage. The zanja, an historical irrigation ditch, runs along the northern boundary of the site (see Section 5).
- d) This project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors or nursery sites within or near the project site.

- e) This project would not conflict with any local policies or ordinances protecting biological resources, as the site has been previously disturbed and there are no identified biological resources that are subject to such regulation.
- f) This project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted for the project site or surrounding area.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 5. CULTURAL RESOURCES. <i>Would the project:</i> | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? | () | (✓) | () | () |
| b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5? | () | (✓) | () | () |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | () | (✓) | () | () |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | () | (✓) | () | () |

Comments:

- a-b) The project site occurs within the City's Historic Mission Overlay District. According to Ordinance No. 623 which established the overlay district, the Mill Creek Zanja, an irrigation ditch constructed by local Native Americans under the direction of Spanish mission authorities between 1819 and 1820, is recognized as an important element of the district because it influenced, among other things, the landscape and land-use development patterns in the area. A portion of the Mill Creek Zanja is located along the northern property line of the project site.

The Mill Creek Zanja is recorded as CA-SBR-8092H within the California Historical Resources Information System located at the Archaeological Information Center, San Bernardino County Museum, and is listed in the California Register of Historical Resources. Additionally, the Mill Creek Zanja is recognized as California Historical Landmark No. 43 and is designated as Engineering Landmark No. 21 by the Los Angeles Section of the American Society of Civil Engineers. The portion of the Zanja from Sylvan Park in Redlands upstream to its intake at Mill Creek is listed within the National Register of Historic Places as NRHP-L-77-329.

In most of the Historic Mission Overlay District, the zanja is no longer visible on the surface. A few traces of it are present in some locations, and historical maps shown the alignment as generally parallel to the north of Mission Road. However, based on recent map reviews, there appears to be two possible alignments of the zanja through the

Mission Road area; one occurring straight and approximately 200 feet north of Mission Road, and the other mapped as meandering and in some areas occurring nearly 400 feet north of Mission Road.

In accordance with Ordinance No. 623, a project-specific cultural resource study was prepared for the site. The survey was performed to determine the precise location of the zanja within the northern property boundary, and to evaluate the significance of the resource based on CEQA criteria for listing in the California Register of Historic Resources database. The report, The Zanja on Barton Road - Location and Evaluation of CA-SBR-8092H, supplements a previous cultural resources survey prepared in 1989 by Research Associates for the site.

The survey determined that the zanja was found to generally follow the northern property line as suggested by the archival review, and that the zanja segment along Barton Road meets the criteria for listing on the California Register, and therefore should be considered a historical resource. Similarly the zanja meets all of the criteria for consideration as a unique archeological resource.

The proposed project would include the construction of a potential extension the Zanja Trail, which, as proposed, would follow the same alignment as the zanja and serve as a linear corridor and would link with public parks. Construction of the trail would preserve the subsurface archaeological remains of the zanja. However, the proposed project would change the site from undeveloped land into an urbanized area affecting the overall setting and association of the adjacent zanja. Additionally, grading activities could potentially impact unknown artifacts or features associated with the early use of the zanja.

Implementation of the following mitigation measures would ensure potential impacts are reduced to a less than significant level:

6. **The proposed Zanja Trail should be at least 15 – 20 feet wide and should not disturb areas at depths more than four feet below the current ground surface. Since the centerline of the zanja generally runs along the northern property line, the portion of the Zanja corridor that would be constructed on the project site shall be 10 feet wide.**
7. **The City of Loma Linda shall coordinate with the City of Redlands to determine the feasibility of extending the Zanja Trail across private land to the east and linking it with the Asistencia and the future Redlands Heritage Park, or extending the trail south along the eastern project site boundary, to allow pedestrian movement eastward along Barton Road.**
8. **The courtyard and hospital lobby shall incorporate historical information for cultural groups and historical periods represented in the project area into the design of displays and other interpretive material.**
9. **A qualified archaeologist shall be present during site grading to monitor for the potential occurrence of any unrecorded archaeological materials of Native American and Euro-American origin.**

10. At a minimum of 30 days prior to any grading, the City shall notify the tribal councils of the San Manuel and Morongo Bands of proposed grading activities, and arrange for Native American participation if requested by the tribal councils.
- c) According to Figure 4.5.1 of the General Plan EIR, the project site occurs within an area that has undetermined potential for paleontological resources. Since it is unknown whether resources occur within the area, necessary precautions should be taken to ensure impacts are minimized. Implementation of the following mitigation measure would reduce impacts to potentially occurring resources to a less than significant level:
11. Prior to grading, a field survey to determine the potential for significant nonrenewable paleontological resources shall be conducted on-site by a qualified vertebrate paleontologist. This professional will be able to find, determine the significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act and/or the federal National Environmental Policy Act.
- d) Construction activities, particularly grading, soil excavation and compaction, could adversely affect or eliminate existing and potential archaeological resources. The following mitigation measures shall be implemented:
12. In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|--------------------------------|--|------------------------------|-----------|
| 6. GEOLOGY AND SOILS. <i>Would the project:</i> | | | | | |
| a) | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | () | () | () | (✓) |
| ii) | Strong seismic ground shaking? | () | () | (✓) | () |
| iii) | Seismic-related ground failure, including liquefaction? | () | () | () | (✓) |
| iv) | Landslides? | () | () | () | (✓) |

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|--------------------------------------|---|---------------------------------------|--------------|
| b) | Result in substantial soil erosion or the loss of topsoil? | () | () | (✓) | () |
| c) | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | () | () | (✓) | () |
| d) | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | () | () | () | (✓) |
| e) | Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | () | () | () | (✓) |

Comments:

- a) The City of Loma Linda is situated within the northern Peninsular Ranges Geomorphic Province of California. Locally, the City lies near the transition zone between the Transverse Ranges Geomorphic Province to the north and the Peninsular Ranges Geomorphic Province to the south. The Peninsular Ranges are a northwest-southeast oriented complex of blocks separated by similarly trending faults which extend 125 miles from the Transverse Ranges to south of the California/Mexican border and beyond another 775 miles to the tip of Baja California.
- i) According to Figure 4.6.2 of the City of Loma Linda's General Plan EIR, the project site and surrounding area does not occur within an Alquist-Priolo Earthquake Fault Zone or special study zone. No known faults occur on-site. The potential for future surface fault rupture at the site is considered to be very low. However, the project site is located within a highly seismic region of Southern California and within the influence of several fault systems that are considered active or potentially active.
- ii) As part of the Preliminary Geotechnical Investigation prepared for the site, the EQFAULT computer program was used to search for potentially active faults occurring within a 62-mile radius of the site. Some 39 faults were identified of which five were discussed in detail in the investigation due to their proximity to the site and their potential to generate strong ground shaking. The following table summarizes distances and maximum credible earthquake (Moment Magnitude) for each identified fault.

Table 1
California Heart and Surgical Hospital
Significant Faults

| Fault Segment | Distance for site | Max. Credible Event |
|------------------------------|--------------------------|----------------------------|
| San Jacinto-San Bernardino | 2.4 miles | 6.7 |
| San Andreas-San Bernardino | 7.2 miles | 6.9 |
| North Fontal Fault Zone-West | 13.4 miles | 7.0 |
| Cucamonga | 15.4 miles | 7.0 |
| Cleghorn | 15.5 miles | 6.5 |

These active and potentially active faults are capable of producing strong seismic shaking at the site. It is anticipated that the project site would periodically experience strong ground acceleration as a result of moderate to large magnitude earthquakes. Construction of the hospital and medical office building in accordance with applicable requirements for development within Seismic Zone 4 as listed within the Uniform Building code would ensure that potential impacts are reduce to the maximum extent possible.

OSHPD's Facilities Development Division serves as the building department for all hospitals and nursing homes within the State of California, and is responsible for enforcing building standards and regulating the design and construction of health care facilities, and ensuring the safety of these facilities. Design and construct of the hospital would be required to comply with all applicable regulations including Title 24 of the California Building Code.

- iii) Liquefaction occurs primarily in saturated, loose, fine to medium grained soils in areas where the groundwater table is within 50 feet of the surface. According to the General Plan EIR, moderate to moderately high susceptibility for liquefaction hazards occurs in the northwestern portion of the City and the southern portion of the City near Reche Canyon. The project site is located within the central easternmost portion of the site, and as shown on Figure 4.6.2 of the General Plan EIR, does not occur within a liquefaction hazard zone. Additionally, an analysis of on-site soils performed as part of the preliminary geotechnical investigation, indicated that there is a low potential for liquefaction.
 - iv) The occurrence of landslides is considered minimal because the project site is relatively flat with a gentle slope toward the northwest.
- b) According to the Soil Survey of San Bernardino County (Southwestern Part, Sheet No. 9 – Redlands Quadrangle), on-site soils occur within the Metz series (MgC), and can generally be classified as excessively drained, gently sloping to moderately sloping soils that formed in coarse-textured, mixed, recent alluvium on alluvial fans. These soils have a very slow to slow potential for off-site migration and a slight possibility for erosion due to their well to excessively drained and deep nature. During construction, soils would require some version of protection to ensure that movement off-site does not occur.

The State of California is authorized to administer various aspects of the National Pollution Discharge Elimination System (NPDES). Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavation, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires developments of one acre or more to reduce or eliminate non-storm water discharges into storm water systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The Regional Water Quality Control Board (RWQCB), Santa Ana Region has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County within the Santa Ana Region. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. The SWPPP would include Best Management Practices (BMP) to prevent construction of the project to pollute surface waters. This is a standard condition of approval applicable to this project. BMP's would include, but would not be limited to street sweeping of adjacent roads during construction, and the use of hay bales or sand bags to control erosion during the rainy season. These are discussed in greater detail in Section 8, Hydrology and Water Quality, within this Initial Study.

Compliance with the NPDES permit requirements, implementation of a SWPPP, and observance of the mitigation measure as outlined in Section 8, Hydrology and Water Quality of this Initial Study would protect the site from the loss of topsoil and off-site sedimentation. No further mitigation is required.

- c) According to laboratory tests, the potential for collapse exists within the upper portions of on-site soils. Implementation of recommendation contained in the Geotechnical Investigation would ensure impacts are less than significant.
- d) According to the Preliminary Geotechnical Investigation prepared for the site, on-site soils have a very low potential for expansion. Therefore, proposed development would not expose people or structures to potential risks involved in loss of life or injury.
- e) The proposed development would connect to, and be served by, the existing local sewer system for wastewater disposal. The existing sewer system ends just west of the site near New Jersey Street. The proposed development would be required to connect to the existing system. No septic tanks or alternative wastewater disposal is proposed.

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|--------------------------------------|---|---------------------------------------|--------------|
| 7. HAZARDS AND WASTE MATERIALS. <i>Would the project:</i> | | () | () | (✓) | () |
| a) | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | () | () | (✓) | () |
| b) | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident considerations involving the release of hazardous materials into the environment? | () | () | (✓) | () |
| c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school? | () | () | () | (✓) |
| d) | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | () | () | () | (✓) |
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | () | () | () | (✓) |
| f) | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | () | () | () | (✓) |
| g) | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | () | () | () | (✓) |
| h) | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | () | () | () | (✓) |

Comments:

- a) The proposed project includes the construction and operation of the California Heart and Surgical Hospital, a 24-bed, 14 pre/post op bed, acute care hospital that would provide medical services including: radiology, cardiology, cardiothoracic, orthopedic, sports

medicine, neurology, general surgery, otolaryngology, and gastroenterology and a 25,000 square-foot medical office building. Construction activities would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because construction of the facilities would not involve such activities.

The California Heart & Surgical Hospital has submitted a request and the necessary applications for certification by the Joint Commission on Accreditation of Healthcare Organizations (JCAHO) for the operation of the hospital and medical office building. The Joint Commission, an independent, not-for-profit organization, evaluates and accredits nearly 16,000 health care organizations and programs in the United States. The Joint Commission's accreditation process would evaluate the hospital's compliance with set standards and other accreditation requirements.

In addition to JCAHO certification, all other applicable State and federal requirements for hospitals, including the appropriate procedures for disposal and transport of bio-medical wastes, would be followed. Therefore, operation of the hospital and medical office building would not create a significant hazard to the public or the environment with the facility complying with federal and State regulations regarding the disposal and transport of bio-medical wastes.

- b) The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Bio-medical and other medical facility wastes would be generated at the hospital. Bio-medical waste generated as part of the day-to-day operations of the hospital, would not create a significant hazard to the public because waste would be handled and disposed of in accordance with applicable regulations.
- c) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The nearest school is located at the northeast corner of Orange Avenue and Nevada Street within the City of Redlands approximately 3/4-mile northeast of the project site.
- d) In June 2003, a Phase I Site Assessment was prepared for the project site by Kleinfelder, Inc. As part of the Phase I Site Assessment, a review of environmental records available from federal, state and local regulatory agencies regarding hazardous substance use, storage, and disposal, was performed for the site. The project site was not listed on any of the databases searched. Additionally, a recent site visit did not reveal the present of hazardous materials (e.g. drums, illegal dumping). Based on a review of environmental records, past agricultural activities, and a recent site visit, construction/operation of the proposed project would not disturb any hazardous materials known to occur on-site.
- e) The site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located over three miles north of the project site, and the Redlands Municipal Airport, located over three miles northeast of the site. According to Figure 10.4 within the City's General

Plan, the project site is located outside of the San Bernardino International Airport influence area. The proposed hospital and medical office building would not create a safety hazard to people or aircraft.

- f) There are no private airstrips within the vicinity of the project site.
- g) The California Emergency Services Act requires the City to manage and coordinate the overall emergency and recovery activities within its jurisdictional boundaries. The City's Emergency Operations Plan includes policies and procedures to be administered by the City in the event of a disaster. During disasters, the City of Loma Linda is required to coordinate emergency operations with the County of San Bernardino. Policies within the City's General Plan including updates to the City's Emergency Plan, as required by State law, would ensure the proposed project would not interfere with adopted policies and procedures. The project site would include three access points: one from Barton Road and the other two from New Jersey Street. Review of proposed site plans by the City Engineer would ensure adequate access (e.g. widths, turning radius) is provided at the site. No impact is anticipated.
- h) The City of Loma Linda has defined areas susceptible to wildland fires by a boundary identified as the Urban Wildland Interface division line. According to Figure 10.3 of the City's General Plan, the greatest fire hazard can be expected to come from the adjacent hills and canyons in the southern portion of the City. The project site is located over 4,000 feet north of the nearest identified hazardous fire area. The project site is located on the south side of Barton Road and is routinely disked as part of weed abatement procedures. Adjacent streets and proposed development on-site would provide sufficient barriers for any existing/future development adjacent to the site. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--|--------------------------------------|---|---------------------------------------|--------------|
| 8. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i> | | () | (✓) | () | () |
| a) Violate any water quality standards or waste discharge requirements? | | () | () | () | (✓) |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | () | () | (✓) | () |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? | | () | () | (✓) | () |

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|--------------------------------------|---|---------------------------------------|--------------|
| d) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | () | () | (✓) | () |
| e) | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | () | () | (✓) | () |
| f) | Otherwise substantially degrade water quality? | () | (✓) | () | () |
| g) | Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | () | () | () | (✓) |
| h) | Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? | () | () | (✓) | () |
| i) | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | () | () | () | (✓) |
| j) | Inundation by seiche, tsunami, or mudflow? | () | () | () | (✓) |

Comments:

- a,f) The proposed project would disturb approximately 6.3 acres and is therefore subject to the National Pollution Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.

The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include (BMPs) to prevent construction of the project from polluting surface waters. These would include, but are not limited to street sweeping of

paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season. BMPs may also include or require:

- The contractor to avoid applying materials during periods of rainfall and protect freshly applied materials from runoff until dry.
- All waste to be disposed of in accordance with local, state and federal regulations. The contractor to contract with a local waste hauler or ensure that waste containers are emptied weekly. Waste containers cannot be washed out on-site.
- All equipment and vehicles to be serviced off-site.

Implementation of the following mitigation measure would reduce the potential for stormwater discharges during grading and construction:

13. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.

- b) The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the Bunker Hill Basin is replenished from rainfall and snowmelt from the San Bernardino Mountains. The proposed project would not deplete groundwater supplies nor would it interfere with recharge since it is not within an area designated as a recharge basin or spreading ground. The development of the site would require grading of the site and excavation; however, activities would not affect the existing aquifer, estimated to be about 150 – 200 feet below the ground surface. The project would receive its water supply directly from the City of Lima Linda whose source of supply is groundwater. Based on the project's projected water use of 140,000 gallons per day, no significant impacts to groundwater supplies would result.
- c,d) The proposed project would cause changes in absorption rates, drainage patterns, and the rate and amount of surface water runoff due to the amount of new building and hardscape proposed on site; however, the project will not alter the course of any stream or river. All runoff would be conveyed to existing storm drain facilities, which have been designed to handle the flows. The project design includes landscaping of all non-hardscape areas to prevent erosion. The Building Official and City Engineer must approve a grading and drainage plan prior to the issuance of grading permits. Review and approval of the drainage plan would ensure the project would not result in substantial erosion, siltation, or flooding on- or off-site.
- g) The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because no housing is proposed or would be located within the project site.

- h) According to General Plan Figure 10.2, the project site is located within the A99 interim flood zone. The zone identifies areas where the partial completion of a flood control project (e.g., the San Timoteo channelization) has reduced but not yet eliminated the possibility of flooding for the area. The A99 zone is generally located between Interstate 10 to the north and the Union Pacific Railroad line to the south, and extends from California Street on the east to the western boundary of the City. Upon completion of improvements to San Timoteo Channel, the area will be remapped for flood hazards.

In accordance with policies listed within Chapter 10.2 "Flood Hazard" of the City's General Plan, the proposed project design includes the construction of a 9,495 square-foot detention basin. The on-site detention basin would be located near the northwest corner of the site parallel to New Jersey Street and would support the proposed development by providing an area for surface water infiltration, and minimizing surface water runoff during storms. Construction of the detention basin would reduce potential impacts from on- and off-site flooding.

- i) The San Bernardino County Flood Control District covers the entire County (including the incorporated cities), and provides planning, design, construction, and operation of flood control facilities. Storm drain systems have been constructed throughout the City to accommodate both the increased runoff resulting from development and to protect developed areas within the City from potential localized flooding. The San Bernardino County Flood Control District has developed an extensive system of facilities, including dams, conservation basins, channels and storm drains to intercept and convey flood flows away from developed areas.

The northern portion of the City is within the inundation area of the Seven Oaks Dam. The project site is located within the central easternmost portion of the City, and would not be impacted by dam failure.

- j) There are no oceans, lakes or reservoirs near the project site; therefore impacts from seiche and tsunami are not anticipated.

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|--------------------------------------|---|---------------------------------------|--------------|
| 9. LAND USE AND PLANNING. | <i>Would the project:</i> | | | | |
| a) | Physically divide an established community? | () | () | () | (✓) |
| b) | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | () | () | (✓) | () |
| c) | Conflict with any applicable habitat conservation plan or natural community conservation plan? | () | () | () | (✓) |

Comments:

- a) The 6.3-acre project site is currently vacant and is located on the northeast corner of Barton Road and New Jersey Avenue. The area surrounding the site includes a church located northwest of the site, scattered single-family residential and commercial development to the south, vacant land and scattered single-family residential to the east, and vacant land to the west. The project site is designated Administrative/Professional Office (AP). Currently, the City's General Plan is being updated. Upon City Council certification of the General Plan update, the site's current land use designation would be changed from Administrative/Professional Office to Mixed Use. The proposed development includes the construction of a 70,000 square-foot hospital and 25,000 square-foot medical office building. Proposed development would be consistent with uses permitted within the current AP designation as well as the currently proposed Mixed Use designation.
- b) Upon approval of the City's General Plan update, the site's existing designation would change from Administrative Professional Office to Mixed Use. The Mixed Use designation would permit the proposed development and allow for the development of other uses including residential. Future development to the north of the site could include residential. Although the proposed hospital and potential residential uses would both be permitted under the Mixed Use designation, impacts from lighting of the hospital could be potentially significant to adjacent residential development. Implementation of the mitigation measure within Section 1 Aesthetics of this Initial Study would ensure impacts to existing and potential residential development would be less than significant.
- c) The project would not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--|--------------------------------|--|------------------------------|-----------|
| 10. MINERAL RESOURCES. <i>Would the project:</i> | | | | | |
| a) | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? | () | () | () | (✓) |
| b) | Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | () | () | () | (✓) |

Comments:

- a) According to the California Department of Conservation, Division of Mines and Geology, the project site and surrounding area are designated Mineral Resource Zone 3 (MRZ-3). This designation is given for areas containing mineral deposits; the significance of which cannot be evaluated from available data due to urbanization. The proposed project would not result in the loss of availability of a known mineral resource that would be of

value to the region and the residents of the state, due to urbanization and limited accessibility.

- b) The project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources within the project area.

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--|--------------------------------------|---|---------------------------------------|--------------|
| 11. NOISE. <i>Would the project result in:</i> | | | | | |
| a) | Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | () | () | (✓) | () |
| b) | Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | () | () | () | (✓) |
| c) | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | () | () | () | (✓) |
| d) | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | () | () | () | (✓) |
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | () | () | () | (✓) |
| f) | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | () | () | () | (✓) |

Comments:

- a,c) The State of California's Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and L_{dn} rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise. Residential development, schools, churches, hospitals, and libraries have a normally acceptable community noise exposure range of 60 dBA CNEL to 70 dBA CNEL.

The major noise source for the site and surrounding area is Barton Road. Noise measurements conducted as part of the City's General Plan EIR, indicated that major

roadways, such as Barton Road, were measured to be about 65 dBA at the nearest residential development. The existing traffic noise in the project vicinity is moderate to high. Specific measurements along Barton Road for the area east of California Street revealed that the 65 dBA CNEL along this roadway segment extends up to 177 feet from the roadway centerline. The proposed hospital and medical office building would not generate noise or contribute significantly to the ambient noise level within the area.

- b) Construction and operation of the hospital and medical office building would not require the use of equipment which would generate excessive ground borne vibration or ground borne noise levels.
- d) Construction activities would increase ambient noise levels for the surrounding area. Single-family residential development occurs south of the site along the north side of Barton Road. The City's noise ordinance requires construction activities to be limited to the hours between 7:00 a.m. to 10:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from construction noise would be less than significant.
- e) The site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located over three miles north of the project site, and the Redlands Municipal Airport, located over three miles northeast of the site. According to Figure 10.4 of the City's General Plan, the project site is located outside of the San Bernardino International Airport influence area. Employees and patients of the hospital and medical office building would not be exposed to any excessive noise from airport activities.
- f) There are no private airstrips within the vicinity of the project site.

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--|--------------------------------|--|------------------------------|-----------|
| 12. POPULATION AND HOUSING. <i>Would the project:</i> | | | | | |
| a) | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | () | () | () | (✓) |
| b) | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | () | () | () | (✓) |
| c) | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | () | () | () | (✓) |

Comments:

- a) The proposed project is the construction and operation of a hospital and medical office building. Construction at the site would be short-term and would not create any new long-term construction jobs. Operation of the hospital and medical office building would require approximately 150 employees. According to Table 4.12 F of the City's General Plan EIR, the City's projected population, housing and employment levels upon build out would be less than the SCAG projections for the year 2025. The proposed project would be consistent with the General Plan, and therefore would not induce substantial population growth in an area, either directly or indirectly.
- b) The proposed project would not displace any existing housing units, because no housing units are proposed to be demolished to accommodate the proposed project.
- c) The proposed project would not displace any people, or necessitate the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 13. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i> | () | (✓) | () | () |
| a) Fire protection? | () | () | (✓) | () |
| b) Police protection? | () | (✓) | () | () |
| c) Schools? | () | (✓) | () | () |
| d) Parks? | () | () | () | () |
| e) Other public facilities? | () | () | (✓) | () |

Comments:

- a) Fire Protection – The City of Loma Linda, Fire Department, Fire and Rescue Division would provide fire protection for the project. Fire Station 251 serves the City and is located at 11325 Loma Linda Drive. The Community Development Department and the Fire Department enforce fire standards during review of building plans and inspections. The City maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Colton, Redlands, and San Bernardino. The Fire Department also participates in the California Master Mutual Aid Agreement. The proposed hospital and medical office building would be required to comply with City fire suppression standards including building sprinklers and adequate fire access. Implementation of the

following mitigation measure would ensure that the proposed project would not create a fire hazard or endanger the surrounding area.

14. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Fire Department.

- b) Police protection – The site would incrementally increase the need for routine police protection services. The City contracts with the San Bernardino County Sheriff's Department (SBSD) and currently has 12 sworn officers assigned to the City. With an estimated population of 20,136 people, the ratio of officers to citizens is approximately 1:2,478. The proposed project would generate approximately 150 employees. Assuming all employees were new residents to the City, this would result in a demand increase of less than a one percent in total officers to maintain the City's current level of service. The impact is considered less than significant.
- c) Schools – Schools services within the City of Loma Linda are provided by the Redlands Unified School District and the Colton Joint Unified School District. The proposed hospital and medical office building would generate 150 new jobs for the area. The City mitigates impacts on school services through the collection of development fees. Under Section 65995 of the California Government Code, school districts may charge development fees to help finance local school services. However, the code prohibits State or local agencies from imposing school impact fees, dedications, or other requirements in excess of the maximum allowable fee, which is currently \$1.93 per square foot of new residential development and \$0.31 per square foot of new commercial development. The following mitigation measure would ensure impacts are reduced to a less than significant level:
- 15. Prior to issuance of building permits, the developer shall pay school impact fees as required by the Redlands Unified School District.**
- d) Parks – The proposed hospital and medical office building would create new jobs for the area. Assuming that 150 jobs would be filled by new residents, an additional 0.75 acres of parkland would be required for the City to maintain its policy of five acres of parkland per 1,000 residents. As discussed in Section 14 of this Initial Study, the proposed project would contribute to the City's current insufficient parkland ratio. Similarly the proposed development would incrementally increase traffic on adjacent streets. Implementation of the following mitigation measures would ensure impacts are reduced to a less than significant level:
- 16. Prior to the issuance of building permits, the developer shall pay development impact fees established for development within the City of Loma Linda.**
- e) Development of the site would incrementally increase traffic on adjacent streets (see Section 15 Transportation/Traffic). In accordance with the City of Loma Linda General Plan, the applicant would pay appropriate development impact fees as adopted by the City Council.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 14. RECREATION. <i>Would the project:</i> | | | | |
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | () | () | (✓) | () |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | () | () | (✓) | () |

Comments:

- a-b) The City of Loma Linda owns and administers nine parks. Over 73 acres of parks and open space areas are located within the City, of which 64 acres are developed. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 20,136 people and a total of 64.16 acres of parkland, the City currently has a park ratio of 3.20 acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population. The creation of 150 new jobs within the area would require an additional 0.75 acres of parkland, if all jobs were filled by new residents, for the City to maintain its policy of five acres of parkland per 1,000 residents. The proposed project would contribute to the City's insufficient parkland ratio. However, the City imposes a Parks Facilities Development Impact Fee on new development. The proposed project includes construction of the Zanja Trail to connect with parks within the surrounding area. Design of the trail would be reviewed and approved by City staff.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 15. TRANSPORTATION/TRAFFIC. <i>Would the project:</i> | | | | |
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | () | (✓) | () | () |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | () | (✓) | () | () |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | () | () | () | (✓) |

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|---|--------------------------------------|---|---------------------------------------|--------------|
| d) | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | () | () | () | (✓) |
| e) | Result in inadequate emergency access? | () | () | () | (✓) |
| f) | Result in inadequate parking capacity? | () | () | () | (✓) |
| g) | Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | () | () | (✓) | () |

Comments:

a, b) In August 2004, a Traffic Impact Analysis was prepared for the proposed project by Kunzman Associates. As concluded in the report, the proposed development would generate approximately 2,115 daily vehicle trips, 145 of which would occur during the morning peak hours, and 175 of which would occur during the evening peak hour. The study area intersections were projected to operate at level of service B or better during peak hours for existing conditions plus proposed project traffic conditions including improvements. All study intersections would operate at a level C or better for Year 2030 with proposed improvements. To ensure impacts to traffic are at a less than significant level the following mitigation measures (proposed improvements) would be required:

17. Construct Barton Road from New Jersey Street to the east project boundary at its ultimate half-section width as a Major Arterial (100 foot right-of-way) including landscaping and sidewalks in conjunction with development.
18. Sight distance at the project accesses shall be reviewed with respect to Caltrans/City of Loma Linda standards in conjunction with the preparation of final grading, landscape and street improvement plans.
19. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.
20. Construct New Jersey Street from the north project boundary to Barton Road at its ultimate half-section width as a Collector (64 foot right-of-way) including landscaping and sidewalks in conjunction with development.
21. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.
22. Participate in the phase construction of the off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the area at build-out should specifically include an interconnection of the traffic signals to function in a coordinated system.

- c) The site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airports are the San Bernardino International Airport, located over three miles north of the project site, and the Redlands Municipal Airport, located over three miles northeast of the site. According to Figure 10.4 of the City's General Plan, the project site is located outside of the San Bernardino International Airport influence area. The proposed hospital and medical office building would not change air traffic patterns or create a safety hazard to people or aircraft.
- d) The proposed project would not create or substantially increase hazardous conditions due to its design. There are no sharp curves, dangerous intersections, or incompatible uses that would interfere with traffic flow. Access to the site would be provided along Barton Road and New Jersey Street.
- e) The proposed site plan includes sufficient emergency access to facilitate the needs of the proposed hospital and medical office building. Currently, a 20-foot-wide emergency access easement is located along the northern boundary of the project site. The proposed site plan includes maintaining this easement as paved emergency access for the site. No impact is anticipated.
- f) In compliance to the City of Loma Linda's Development Code, Chapter 17.24 Parking Regulation, the proposed development would require one parking space per 300 square feet of floor area for medical offices, and 1.5 parking spaces per bed for hospitals. Review of site plans, indicates that a total of 157 parking spaces and 7 handicap spaces would be provided for the hospital, and 92 parking spaces and 5 handicap spaces would be provided for the medical office building. The proposed project would provide adequate parking and emergency access. No impact would result.
- g) An existing bus stop occurs along the south side of Barton Road adjacent to the project site. Traffic ingress/egress would occur over 250 feet east of the bus stop, a sufficient distance, which would ensure project traffic would not interfere with bus patrons. No impact would result.

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--|--------------------------------------|---|---------------------------------------|--------------|
| 16. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i> | | () | () | () | (✓) |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | () | () | () | (✓) |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | () | () | () | (✓) |

| Issues and Supporting Information Sources: | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--|--------------------------------------|---|---------------------------------------|--------------|
| c) | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | () | () | () | (✓) |
| d) | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | () | () | () | (✓) |
| e) | Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | () | () | () | (✓) |
| f) | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | () | () | () | (✓) |
| g) | Comply with Federal, State, and local statutes and regulations related to solid waste? | () | (✓) | () | () |

Comments:

- a) The City of Lima Linda's wastewater is treated by the City of San Bernardino through a Joint Powers Agreement. The City of San Bernardino operates both a secondary and tertiary plant that discharges effluent to the Santa Ana River. Based on final calibrated field flow measurements for institutional land uses as listed in the City's Sanitary Sewer Master Plan, the project is projected to generate 5,838 gallons per day (gpd) (83.4 gpd per 1,000 square feet). Over six million gallons per day (MGD) of capacity exists at both San Bernardino plants. The proposed project will generate wastewater that can be discharged to a municipal system. The project is required to meet the requisites of the Santa Ana Regional Water Quality Control Board regarding wastewater. No impacts are projected.
- b) As previously stated, the City of San Bernardino under a JPA provides wastewater treatment services to the City of Loma Linda. Based on projected wastewater of 5,838 gallons per day, the proposed project would not require the expansion of existing facilities. The project site is located at the northeast corner of Barton Road and New Jersey Street. The existing sewer line ends just west of the project site near New Jersey Street and serves the church located northwest of the site. Extension of the system would be required, and would be paid for by development fees levied on the proposed project.
- c) Development of the site would include the construction of a storm drain near the northeast corner of Barton Road and New Jersey Street. Storm drain construction plans shall be review by the City Engineer to ensure the design will have sufficient carrying capacity to meet the proposed project. No impact would result.

- d) The production and distribution of water within the City of Loma Linda is provided by the City's Public Works Department, Water Division. The City's groundwater is supplied from six wells. The total production capacity of these wells totals 7,900 gallons per minute. In addition to the groundwater wells, the City has two emergency connections with the City of San Bernardino and one with the City of Redlands. The City has the ability to finance and construct required facilities necessary to obtain the water supply to meet planned growth through the collection of development fees and the use of other funding methods.
- f) The City contracts with Waste Management, Inc. of the Inland Empire to provide solid waste collection services. Solid waste not diverted to recycling or composting facilities is transported to the San Timoteo Sanitary Landfill within the City of Redlands. The San Timoteo Sanitary Landfill has a total permitted capacity of 20,400,000 cubic yards. As of January 2004, remaining capacity at the landfill was estimated to be 2.06 million cubic yards, and has an estimated closure date of May 2016. The proposed project would not be served by a landfill with insufficient permitted capacity.
- g) As required by Assembly Bill 939 (AB939) of the California Integrated Waste Management Act, all cities and counties within the state must divert 50 percent of their wastes from landfills by the year 2000. According to tonnage reports, the City has not yet met the 50 percent diversion mandate. To achieve the State-mandated diversion goal, the City has implemented a variety of programs that seek to reduce the volume of solid waste generated, encourage reuse, and support recycling efforts. City programs include the distribution of educational materials to local schools and organizations. The City also requires all applicable projects to comply with Resolution No. 2129 Construction and Demolition Recycling/Reuse Policy as adopted by the City Council. To ensure the proposed project contributes towards the diversion mandate, the following mitigation measure shall be implemented:

The project proponent shall incorporate interior and exterior storage areas for recyclables.

The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

| Issues and Supporting Information Sources: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 17. MANDATORY FINDINGS OF SIGNIFICANCE | | | | |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | () | () | (✓) | () |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | () | () | (✓) | () |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | () | () | (✓) | () |

Comments:

- a) In August 2004, a Phase One Kangaroo Rat and Sensitive Small Mammal Evaluation was performed at the project site. A biologist certified to conduct kangaroo rat surveys and trappings conducted the habitat evaluation of the site and found no signs (i.e., burrows, scat, dust baths and track/tail drags) of the three kangaroo rat species that could potentially occur on the site. The report also concluded that due to the absence of suitable sandy soils and vegetative cover, no sensitive small mammal species occur on-site. Therefore, development of the site would not impact any sensitive or endangered species. Similarly, the project site is located approximately 1,800 feet northeast of the San Timoteo Wash, and does not contain appropriate habitat required for any sensitive species listed within the General Plan EIR as occurring within the City.

The project site occurs within the City's Historic Mission Overlay District. According to Ordinance No. 623 which established the overlay district, the Mill Creek Zanja, an irrigation ditch constructed by local Native Americans under the direction of Spanish mission authorities between 1819 and 1820, is recognized as an important element of the district because it influenced, among other things, the landscape and land-use development patterns in the area. A portion of the Mill Creek Zanja is located along the northern property line of the project site.

In accordance with Ordinance No. 623, a project-specific cultural resource survey was prepared for the site. The survey determined that the zanja was found to generally follow the northern property line as suggested by the archival review, and that the zanja segment along Barton Road meets the criteria for listing on the California Register, and

therefore should be considered a historical resource. Similarly the zanja meets all of the criteria for consideration as a unique archeological resource.

The proposed project would include the construction of a potential extension the Zanja Trail, which, as proposed, would follow the same alignment as the zanja and serve as a linear corridor and would link with public parks. Construction of the trail would preserve the subsurface archaeological remains of the zanja. However, the proposed project would change the site from undeveloped land into an urbanized area affecting the overall setting and association of the adjacent zanja. Additionally, grading activities could potentially impact unknown artifacts or features associated with the early use of the zanja. Implementation of mitigation measures contained in Section 5 of this Initial Study would ensure potential impacts are reduced to a less than significant level.

- b) Proposed California Heart and Surgical Hospital would create 150 new jobs within the City. While future increases in population and housing will occur within the City, the rate of growth would be consistent with SCAG rates. Since population growth is anticipated by SCAG, the proposed project would not cumulatively result in substantial unanticipated population growth. Although not significant on its own, the project would contribute to cumulative air emissions in the region, as would all future development in the region.

The General Plan Draft EIR was prepared to determine if any significant adverse environmental effects would result with implementation of the proposed General Plan. The Draft EIR concluded that the General Plan would result in unavoidable significant impacts to air quality, biological resources, water supply, traffic and circulation and open space. Mitigation measures were adopted for each of these resources; however they would not reduce impacts to less than significant levels. As such, the City plans on adopting a statement of overriding consideration to balance the benefits of development under the General Plan update against the significant unavoidable adverse impacts (CEQA Guidelines Section 15092 and 15096(h)). Upon adoption of findings and statements of overriding consideration, no further discussion or evaluation of cumulative impacts is required.

- c) Proposed development at the site would not cause substantial adverse effects on human beings, either directly or indirectly. The Initial Study identifies construction-related emissions and operational emissions of criteria pollutants as having a less than significant impact.

Construction activities would increase ambient noise levels for the surrounding area. Single-family residential development occurs south of the site along the north side of Barton Road. The City's noise ordinance requires construction activities to be limited to the hours between 7:00 a.m. to 10:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from construction noise would be less than significant.

EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration per Section 15063(c)(3)(D). The effects identified above for this project were within the scope of and adequately analyzed in the following earlier document(s) pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier analysis. The following earlier analyses were utilized in completing this Initial Study and are available for review in the City of Loma Linda, Planning Department:

City of Loma Linda Draft General Plan, LSA Associates, October 2004.

City of Loma Linda General Plan Draft Program Environmental Impact Report, LSA Associates, March 2004.

Soil Survey of San Bernardino County Southwestern Part, California, United States Department of Agriculture Soil Conservation Service, January 1980.

Phase I Environmental Site Assessment, Parcels A & B, New Jersey Street and Barton Road, Loma Linda, Kleinfelder, June 20, 2003.

Report of Preliminary Geotechnical Investigation, Proposed Specialty Hospital, Loma Linda, California, Kleinfelder, June 18, 2003.

California Heart & Surgical Hospital, Traffic Impact Analysis, Kunzman Associates, August 16, 2004.

Phase I Kangaroo Rat and Sensitive Small Mammal Evaluation, ENVIRA, August 18, 2004.

The Zanja on Barton Road, Location and Evaluation of CA-SBR-8082H, California Heart & Surgical Hospital, Statistical Research, Inc., August 2004.

CEQA Air Quality Impact Assessment for Proposed California Heart & Surgical Hospital in Loma Linda, Kleinfelder, September 22, 2004.

APPENDIX A

URBEMIS 2002 (VERSION 8.7.0) AIR QUALITY DATA REPORT

URBEMIS 2002 For Windows 8.7.0

File Name: G:\PROJECTS\756.00 Loma Linda Planning Assistance\756.02-Air Quality\AQ 8.7.0 npatty.ur
Project Name: California Heart Hospital
Project Location: South Coast Air Basin (Los Angeles area)
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Summer)

CONSTRUCTION EMISSION ESTIMATES

| | ROG | NOx | CO | SO2 | PM10 TOTAL | PM10 EXHAUST | PM10 DUST |
|-------------------------------|-------|-------|-------|------|---------------|-----------------|--------------|
| *** 2005 *** | | | | | | | |
| TOTALS (lbs/day, unmitigated) | 10.17 | 80.10 | 73.28 | 0.00 | 13.68 | 3.67 | 10.01 |
| TOTALS (lbs/day, mitigated) | 10.17 | 72.22 | 73.28 | 0.00 | 8.78 | 3.67 | 5.11 |

| | ROG | NOx | CO | SO2 | PM10 TOTAL | PM10 EXHAUST | PM10 DUST |
|-------------------------------|--------|--------|--------|------|---------------|-----------------|--------------|
| *** 2006 *** | | | | | | | |
| TOTALS (lbs/day, unmitigated) | 108.34 | 102.10 | 112.17 | 0.01 | 4.47 | 4.41 | 0.06 |
| TOTALS (lbs/day, mitigated) | 108.34 | 81.85 | 112.17 | 0.01 | 4.47 | 4.41 | 0.06 |

AREA SOURCE EMISSION ESTIMATES

| | ROG | NOx | CO | SO2 | PM10 |
|-------------------------------|------|------|------|------|------|
| TOTALS (lbs/day, unmitigated) | 1.18 | 0.49 | 1.19 | 0.00 | 0.00 |

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

| | ROG | NOx | CO | SO2 | PM10 |
|-------------------------------|-------|-------|--------|------|-------|
| TOTALS (lbs/day, unmitigated) | 11.65 | 14.16 | 153.36 | 0.14 | 12.95 |

TOTALS OF AREA AND OPERATIONAL EMISSION ESTIMATES

| | ROG | NOx | CO | SO2 | PM10 |
|-------------------------------|-------|-------|--------|------|-------|
| TOTALS (lbs/day, unmitigated) | 12.83 | 14.65 | 154.55 | 0.14 | 12.95 |

URBEMIS 2002 For Windows 8.7.0

File Name: G:\PROJECTS\756.00 Loma Linda Planning Assistance\756.02-Air Quality\AQ 8.7.0 npa
Project Name: California Heart Hospital
Project Location: South Coast Air Basin (Los Angeles area)
n-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Winter)

CONSTRUCTION EMISSION ESTIMATES

| | ROG | NOx | CO | SO2 | PM10 TOTAL | PM10 EXHAUST | PM10 DUST |
|-------------------------------|--------|--------|--------|------|---------------|-----------------|--------------|
| *** 2005 *** | | | | | | | |
| TOTALS (lbs/day, unmitigated) | 10.17 | 80.10 | 73.28 | 0.00 | 13.68 | 3.67 | 10.01 |
| TOTALS (lbs/day, mitigated) | 10.17 | 72.22 | 73.28 | 0.00 | 8.78 | 3.67 | 5.11 |
| *** 2006 *** | | | | | | | |
| TOTALS (lbs/day, unmitigated) | 108.34 | 102.10 | 112.17 | 0.01 | 4.47 | 4.41 | 0.06 |
| TOTALS (lbs/day, mitigated) | 108.34 | 81.85 | 112.17 | 0.01 | 4.47 | 4.41 | 0.06 |

AREA SOURCE EMISSION ESTIMATES

| | ROG | NOx | CO | SO2 | PM10 |
|-------------------------------|------|------|------|------|------|
| TOTALS (lbs/day, unmitigated) | 1.05 | 0.48 | 0.41 | 0.00 | 0.00 |

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

| | ROG | NOx | CO | SO2 | PM10 |
|-------------------------------|-------|-------|--------|------|-------|
| TOTALS (lbs/day, unmitigated) | 11.79 | 20.62 | 145.09 | 0.12 | 12.95 |

COMBINATION OF AREA AND OPERATIONAL EMISSION ESTIMATES

| | ROG | NOx | CO | SO2 | PM10 |
|-------------------------------|-------|-------|--------|------|-------|
| TOTALS (lbs/day, unmitigated) | 12.84 | 21.11 | 145.49 | 0.12 | 12.95 |

URBEMIS 2002 For Windows 8.7.0

File Name: G:\PROJECTS\756.00 Loma Linda Planning Assistance\756.02-Air Quality\AQ 8.7.0 npatty.u
Project Name: California Heart Hospital
Project Location: South Coast Air Basin (Los Angeles area)
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
(Pounds/Day - Winter)

Construction Start Month and Year: September, 2005
Construction Duration: 15
Total Land Use Area to be Developed: 6.3 acres
Maximum Acreage Disturbed Per Day: 1 acres
Single Family Units: 0 Multi-Family Units: 0
Retail/Office/Institutional/Industrial Square Footage: 72500

CONSTRUCTION EMISSION ESTIMATES UNMITIGATED (lbs/day)

| Source | ROG | NOx | CO | SO2 | PM10 TOTAL | PM10 EXHAUST | PM10 DUST |
|----------------------------------|--------|--------|--------|------|---------------|-----------------|--------------|
| *** 2005*** | | | | | | | |
| Phase 1 - Demolition Emissions | | | | | | | |
| Ignitive Dust | - | - | - | - | 0.00 | - | 0.00 |
| Off-Road Diesel | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 |
| On-Road Diesel | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Worker Trips | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Maximum lbs/day | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Phase 2 - Site Grading Emissions | | | | | | | |
| Ignitive Dust | - | - | - | - | 10.00 | - | 10.00 |
| Off-Road Diesel | 8.61 | 72.10 | 59.00 | - | 3.36 | 3.36 | 0.00 |
| On-Road Diesel | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Worker Trips | 0.10 | 0.12 | 2.35 | 0.00 | 0.01 | 0.00 | 0.01 |
| Maximum lbs/day | 8.71 | 72.22 | 61.35 | 0.00 | 13.37 | 3.36 | 10.01 |
| Phase 3 - Building Construction | | | | | | | |
| Off-Road Diesel | 9.96 | 79.98 | 70.84 | - | 3.66 | 3.66 | 0.00 |
| On-Road Diesel | 0.21 | 0.12 | 2.45 | 0.00 | 0.03 | 0.00 | 0.03 |
| Coatings Off-Gas | 0.00 | - | - | - | - | - | - |
| Coatings Worker Trips | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Off-Gas | 0.00 | - | - | - | - | - | - |
| Off-Road Diesel | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 |
| On-Road Diesel | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Worker Trips | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Maximum lbs/day | 10.17 | 80.10 | 73.28 | 0.00 | 3.70 | 3.67 | 0.03 |
| Max lbs/day all phases | 10.17 | 80.10 | 73.28 | 0.00 | 13.68 | 3.67 | 10.01 |
| *** 2006*** | | | | | | | |
| Phase 1 - Demolition Emissions | | | | | | | |
| Ignitive Dust | - | - | - | - | 0.00 | - | 0.00 |
| Off-Road Diesel | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 |
| On-Road Diesel | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Worker Trips | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Maximum lbs/day | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Phase 2 - Site Grading Emissions | | | | | | | |
| Ignitive Dust | - | - | - | - | 0.00 | - | 0.00 |
| Off-Road Diesel | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 |
| On-Road Diesel | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Worker Trips | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Maximum lbs/day | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Phase 3 - Building Construction | | | | | | | |
| Off-Road Diesel | 9.96 | 76.67 | 73.10 | - | 3.45 | 3.45 | 0.00 |
| On-Road Diesel | 0.19 | 0.11 | 2.33 | 0.00 | 0.03 | 0.00 | 0.03 |
| Coatings Off-Gas | 93.79 | - | - | - | - | - | - |
| Coatings Worker Trips | 0.19 | 0.11 | 2.33 | 0.00 | 0.03 | 0.00 | 0.03 |
| Off-Gas | 0.14 | - | - | - | - | - | - |
| Off-Road Diesel | 4.00 | 24.60 | 33.99 | - | 0.95 | 0.95 | 0.00 |
| On-Road Diesel | 0.03 | 0.60 | 0.11 | 0.01 | 0.01 | 0.01 | 0.00 |
| Worker Trips | 0.03 | 0.01 | 0.31 | 0.00 | 0.00 | 0.00 | 0.00 |
| Maximum lbs/day | 108.34 | 102.10 | 112.17 | 0.01 | 4.47 | 4.41 | 0.06 |
| Max lbs/day all phases | 108.34 | 102.10 | 112.17 | 0.01 | 4.47 | 4.41 | 0.06 |

| | | | | | | | |
|---------------------------------|--------|-------|--------|------|------|------|------|
| Maximum lbs/day | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Phase 1 - Building Construction | | | | | | | |
| Bldg Const Off-Road Diesel | 9.96 | 61.34 | 73.10 | - | 3.45 | 3.45 | 0.00 |
| Bldg Const Worker Trips | 0.19 | 0.11 | 2.33 | 0.00 | 0.03 | 0.00 | 0.03 |
| Arch Coatings Off-Gas | 93.79 | - | - | - | - | - | - |
| Arch Coatings Worker Trips | 0.19 | 0.11 | 2.33 | 0.00 | 0.03 | 0.00 | 0.03 |
| Asphalt Off-Gas | 0.14 | - | - | - | - | - | - |
| Asphalt Off-Road Diesel | 4.00 | 19.68 | 33.99 | - | 0.95 | 0.95 | 0.00 |
| Asphalt On-Road Diesel | 0.03 | 0.60 | 0.11 | 0.01 | 0.01 | 0.01 | 0.00 |
| Asphalt Worker Trips | 0.03 | 0.01 | 0.31 | 0.00 | 0.00 | 0.00 | 0.00 |
| Maximum lbs/day | 108.34 | 81.85 | 112.17 | 0.01 | 4.47 | 4.41 | 0.06 |
| Max lbs/day all phases | 108.34 | 81.85 | 112.17 | 0.01 | 4.47 | 4.41 | 0.06 |

Construction-Related Mitigation Measures

Phase 2: Soil Disturbance: Replace ground cover in disturbed areas quickly
 Percent Reduction(ROG 0.0% NOx 0.0% CO 0.0% SO2 0.0% PM10 15.0%)
 Phase 2: Unpaved Roads: Reduce speed on unpaved roads to < 15 mph
 Percent Reduction(ROG 0.0% NOx 0.0% CO 0.0% SO2 0.0% PM10 40.0%)
 Phase 3: Off-Road Diesel Exhaust: Use lean-NOx catalyst
 Percent Reduction(ROG 0.0% NOx 20.0% CO 0.0% SO2 0.0% PM10 0.0%)
 Phase 3: Off-Road Diesel Exhaust: Use lean-NOx catalyst
 Percent Reduction(ROG 0.0% NOx 20.0% CO 0.0% SO2 0.0% PM10 0.0%)
 Phase 1 - Demolition Assumptions: Phase Turned OFF

Phase 2 - Site Grading Assumptions
 Start Month/Year for Phase 2: Sep '05
 Phase 2 Duration: 1.7 months
 Off-Road Truck Travel (VMT): 0
 Off-Road Equipment

| No. | Type | Horsepower | Load Factor | Hours/Day |
|-----|--------------------------|------------|-------------|-----------|
| 2 | Rubber Tired Dozers | 352 | 0.590 | 8.0 |
| 2 | Tractor/Loaders/Backhoes | 79 | 0.465 | 8.0 |

Phase 3 - Building Construction Assumptions
 Start Month/Year for Phase 3: Oct '05
 Phase 3 Duration: 13.3 months
 Start Month/Year for SubPhase Building: Oct '05
 SubPhase Building Duration: 13.3 months
 Off-Road Equipment

| No. | Type | Horsepower | Load Factor | Hours/Day |
|-----|--------------------------|------------|-------------|-----------|
| 2 | Concrete/Industrial saws | 84 | 0.730 | 8.0 |
| 3 | Other Equipment | 190 | 0.620 | 8.0 |
| 2 | Rough Terrain Forklifts | 94 | 0.475 | 8.0 |

Start Month/Year for SubPhase Architectural Coatings: Oct '06
 SubPhase Architectural Coatings Duration: 1.3 months
 Start Month/Year for SubPhase Asphalt: Nov '06
 SubPhase Asphalt Duration: 0.7 months
 Acres to be Paved: 0.8
 Off-Road Equipment

| No. | Type | Horsepower | Load Factor | Hours/Day |
|-----|---------|------------|-------------|-----------|
| 1 | Graders | 174 | 0.575 | 8.0 |
| 1 | Pavers | 132 | 0.590 | 8.0 |
| 1 | Rollers | 114 | 0.430 | 8.0 |

| AREA SOURCE EMISSION ESTIMATES (Winter Pounds per Day, Unmitigated) | | | | | |
|---|------|------|------|------|------|
| Source | ROG | NOx | CO | SO2 | PM10 |
| Natural Gas | 0.04 | 0.48 | 0.41 | 0 | 0.00 |
| Hearth | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Landscaping - No winter emissions | | | | | |
| Consumer Prdcts | 0.00 | - | - | - | - |
| Architectural Coatings | 1.02 | - | - | - | - |
| TOTALS (lbs/day, unmitigated) | 1.05 | 0.48 | 0.41 | 0.00 | 0.00 |

UNMITIGATED OPERATIONAL EMISSIONS

| | ROG | NOx | CO | SO2 | PM10 |
|---------------------------|-------|-------|--------|------|-------|
| Hospital | 11.79 | 20.62 | 145.09 | 0.12 | 12.95 |
| TOTAL EMISSIONS (lbs/day) | 11.79 | 20.62 | 145.09 | 0.12 | 12.95 |

Does not include correction for passby trips.
Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2006 Temperature (F): 50 Season: Winter

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

| Unit Type | Acreage | Trip Rate | No. Units | Total Trips |
|------------------------------|---------|--------------------------|-----------|-------------|
| Hospital | | 17.57 trips/1000 sq. ft. | 72.50 | 1,273.83 |
| Sum of Total Trips | | | | 1,273.83 |
| Total Vehicle Miles Traveled | | | | 8,534.63 |

Vehicle Assumptions:

Fleet Mix:

| Vehicle Type | Percent Type | Non-Catalyst | Catalyst | Diesel |
|---------------------------|--------------|--------------|----------|--------|
| Light Auto | 55.60 | 2.20 | 97.30 | 0.50 |
| Light Truck < 3,750 lbs | 15.10 | 4.00 | 93.40 | 2.60 |
| Light Truck 3,751- 5,750 | 15.90 | 1.90 | 96.90 | 1.20 |
| Medium Truck 5,751- 8,500 | 7.00 | 1.40 | 95.70 | 2.90 |
| Medium-Heavy 8,501-10,000 | 1.10 | 0.00 | 81.80 | 18.20 |
| Heavy 10,001-14,000 | 0.30 | 0.00 | 66.70 | 33.30 |
| Super Heavy 14,001-33,000 | 1.00 | 10.00 | 20.00 | 70.00 |
| Heavy Duty 33,001-60,000 | 0.90 | 0.00 | 11.10 | 88.90 |
| Semi Haul > 60,000 lbs | 0.00 | 0.00 | 0.00 | 100.00 |
| Urban Bus | 0.10 | 0.00 | 0.00 | 100.00 |
| Motorcycle | 1.70 | 82.40 | 17.60 | 0.00 |
| School Bus | 0.10 | 0.00 | 0.00 | 100.00 |
| Taxi Home | 1.20 | 0.00 | 91.70 | 8.30 |

Travel Conditions

| | Residential | | | Commercial | | |
|--|-------------|-----------|------------|------------|----------|----------|
| | Home-Work | Home-Shop | Home-Other | Commute | Non-Work | Customer |
| Average Trip Length (miles) | 11.5 | 4.9 | 6.0 | 10.3 | 5.5 | 5.5 |
| Typical Trip Length (miles) | 11.5 | 4.9 | 6.0 | 10.3 | 5.5 | 5.5 |
| Typical Speeds (mph) | 35.0 | 40.0 | 40.0 | 40.0 | 40.0 | 40.0 |
| Number of Trips - Residential | 20.0 | 37.0 | 43.0 | | | |
| Number of Trips - Commercial (by land use) | | | | | | |
| Hospital | | | | 25.0 | 12.5 | 62.5 |

Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Construction

Phase 2 mitigation measure Soil Disturbance: Replace ground cover in disturbed areas quickly
has been changed from off to on.

Phase 2 mitigation measure Unpaved Roads: Reduce speed on unpaved roads to < 15 mph
has been changed from off to on.

Phase 3 mitigation measure Off-Road Diesel Exhaust: Use lean-NOx catalyst
has been changed from off to on.

Phase 3 mitigation measure Off-Road Diesel Exhaust: Use lean-NOx catalyst
has been changed from off to on.

Changes made to the default values for Area

Changes made to the default values for Operations

The operational emission year changed from 2005 to 2006.

Attachment 4

Conditions of Approval

**CONDITIONS OF APPROVAL
PRECISE PLAN OF DESIGN (PPD) NO. 05-05
(AUGUST 23, 2005)**

COMMUNITY DEVELOPMENT DEPARTMENT

General

0. Within one year of this approval, the Precise Plan of Design shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:

PRECISE PLAN OF DESIGN (PPD) NO. 05-05

EXPIRATION DATE:

***AUGUST 23, 2006 (or one
year from City Council
approval date)***

The project is subject to OSHPD and approval of PPD No. 05-05 by the City is contingent upon the approval of OSHPD and compliance with all applicable state laws. Following approval of OSHPD, the project shall be forwarded to staff for review to determine if any changes or modifications required by OSHPD will require the review and approval of the Planning Commission.

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
2. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
2. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
- a. On-site circulation and parking, loading and landscaping;

- b. Placement and/or height of walls, fences and structures;
 - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
 - d. A reduction in density or intensity of a development project.
4. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.
4. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
4. Signs are not approved as a part of this permit. Prior to establishing any new signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.
8. Traditional clay tiles (with mortar) shall be used for the roofing material to further enhance the Mission style architecture.
8. A Final Phasing Plan shall be submitted to the Community Development Department for review and approval prior to issuance of any Building or Construction Permits.
8. The applicant shall comply with all of the Public Works Department requirements for recycling prior to receiving a Certificate of Occupancy.
8. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.

8. Maintenance, deliveries, and refuse pickup shall be limited to general business hours (from 7:00 a.m. to 6:00 p.m.) on Mondays through Fridays.
- 13.a The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
 - . Water active grading areas and staging areas at least twice daily as needed;
 - . Ensure spray bars on all processing equipment are in good operating condition;
 - . Apply water or soil stabilizers to form crust on inactive construction areas and unpaved work areas;
 - . Suspend grading activities when wind gusts exceed 25 mph;
 - . Sweep public paved roads if visible soil material is carried off-site;
 - . Enforce on-site speed limits on unpaved surface to 15 mph; and
 - . Discontinue construction activities during Stage 1 smog episodes.
- 13.b The applicant shall implement the following construction practices during all construction activities to reduce NO_x emission as stipulated in the project Initial Study and identified as mitigation measures:
 - c. During on-site construction, the contractor shall use a lean-NO_x catalyst to reduce emissions from off-road equipment diesel exhaust.
 - c. The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.
 - c. The developer/contractor shall use building materials that do not require painting.
 - c. The developer/contractor shall use pre-painted construction materials where feasible.
- 13.c The applicant shall ensure that exterior and interior paints and coatings are not sprayed onto wall or other surfaces, but rather applied with a brush or roller to reduce ROG emissions. As an alternative, the applicant may use exterior construction materials that have been pretreated or coated by the manufacturer.
13. The applicant shall provide a minimum of 261 standard parking spaces and shall include 10 accessible standard spaces and two accessible van spaces (as required for 261 standard spaces provided). The accessible parking required for the project shall be placed and constructed as per the State of California Accessibility Standards, Title 24 California Administrative Code. Future expansion of the site shall require a parking study to ensure that adequate parking is provided to meet the new demand.
13. Prior to issuance of Certificate of Occupancy, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent glare onto existing homes to the east and potential residential development to the north. (Mitigation Measure)

7. All construction shall meet the requirements of the 2001 California Building Code (CBC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of any Building Permit(s).
8. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits. (Mitigation Measure)
9. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department proof of payment or waiver from both the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees. (Mitigation Measure)

Landscaping

5. The applicant shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and by the Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.
6. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. The applicant shall provide additional decorative, accent trees along the New Jersey Street frontage that are closer to the sidewalk than those already shown on the plan. Any and all fencing shall be illustrated on the final landscape plan.
7. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits.
8. The applicant, property owner, and/or business operator shall maintain the property and landscaping in a clean and orderly manner and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.

Historical Preservation

5. The proposed Zanja Trail should be at least 15 – 20 feet wide and should not disturb areas at depths more than one foot below the current ground surface. As an alternative, the trail may be raised by one or more feet of fill in order to avoid damaging or destroying any subsurface remnants of the Zanja. Since the centerline of the zanja generally runs along the northern property line, the portion of the Zanja corridor that would be constructed on the project site shall be 10 feet wide. (Mitigation Measure)
6. The City of Loma Linda shall coordinate with the City of Redlands to determine the feasibility of extending the Zanja Trail across private land to the east and linking it with

the Asistencia and the future Redlands Heritage Park, or extending the trail south along the eastern project site boundary, to allow pedestrian movement eastward along Barton Road. (Mitigation Measure)

22. The courtyard and hospital lobby shall incorporate historical information for cultural groups and historical periods represented in the project area into the design of displays and other interpretive material. (Mitigation Measure)
22. A qualified archaeologist shall be present during site grading to monitor for the potential occurrence of any unrecorded archaeological materials of Native American and Euro-American origin. (Mitigation Measure)
22. At a minimum of 30 days prior to any grading, the City shall notify the tribal councils of the San Manuel and Morongo Bands of proposed grading activities, and arrange for Native American participation if requested by the tribal councils. (Mitigation Measure)
22. A Precise Plan of Design shall be required for any future expansion of the site and consideration shall be given to the potential for vertical expansion and compliance with the Historical Mission Overlay District in terms of open space.
22. The Zanja Trail shall be extended south to Barton Road from its terminus at the northeast corner of the site to ensure that a pedestrian linkage to the public sidewalk is available in the event that the trail cannot be continued east into Redlands. A pedestrian link from the Historical Mission Overlay District to the Redlands Heritage Park, Barton House, and Asistencia are necessary to the preservation efforts in the area.
22. Landscaping along the Zanja Trail shall predominantly feature Native California Plants that are indigenous to the Inland Empire. Other areas of the site shall feature palms and citrus trees.
22. The applicant shall provide interpretive signage about the history of the Zanja and the area. The design of the interpretive signage shall match other such signage used on the Zanja Trail in new developments located west of the CHSH site.
22. Prior to grading, a field survey to determine the potential for significant nonrenewable paleontological resources shall be conducted on-site by a qualified vertebrate paleontologist. This professional will be able to find, determine the significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act and/or the federal National Environmental Policy Act. (Mitigation Measure)
22. In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed. (Mitigation Measure)

PUBLIC SAFETY DEPARTMENT

- 33. All construction shall meet the requirements of the editions of the Uniform Building Code (UBC)/California Building Code (CBC) and the Uniform Fire Code (UFC)/California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
- 33. Pursuant to UBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, the buildings shall be equipped with automatic fire sprinkler systems meeting the requirements of National Fire Protection Association (NFPA) 13.
- 33. A utility improvement plan showing the proposed locations for fire hydrants shall be submitted to Fire Prevention for review and approval as part of the plan review process (may be done in conjunction with Public Works Engineering plan review).

PUBLIC WORKS DEPARTMENT

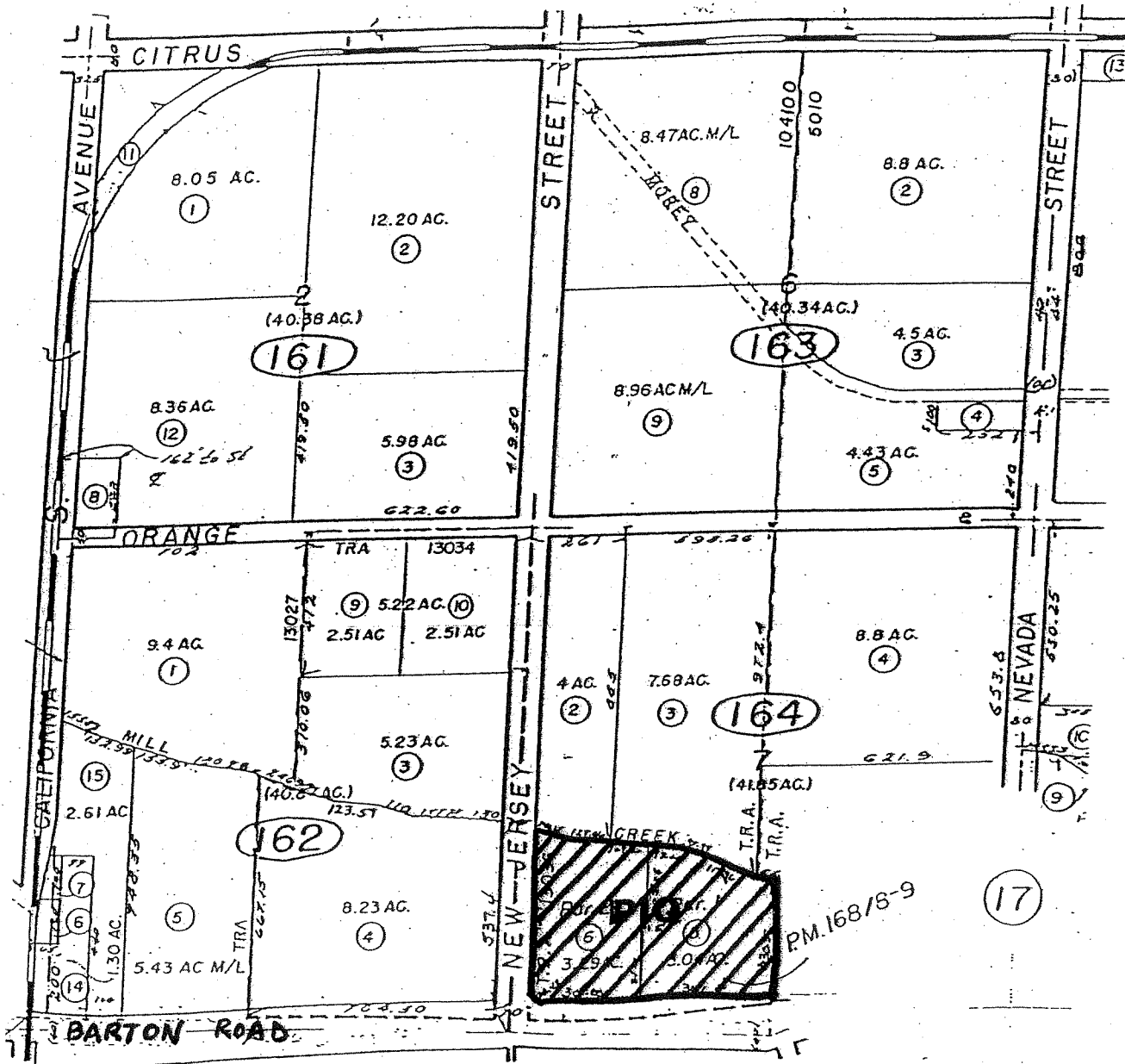
- 33. Submit an engineered grading plan with hydrology study and preliminary soils report.
- 33. Construct/install/repair all off-site improvements, including paving, curb and gutter, medians, sidewalk, street lights, street trees, driveway approaches, trails, landscaping and utilities. All work shall meet the City of Loma Linda standards.
- 33. All utilities shall be underground. The City of Loma Linda shall be the water and sewer purveyor.
- 33. Focused traffic study with fair share cost analysis.
- 33. All public improvement plans shall be submitted to the Public Works Department for review and approval.
- 33. The City of Loma Linda Recycling policy applies.
- 33. All NPDES regulations apply.
- 33. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
- 33. Construct Barton Road from New Jersey Street to the east project boundary at its ultimate half-section width as a Major Arterial (100 foot right-of-way) including landscaping and sidewalks in conjunction with development. (Mitigation Measure)
- 33. Sight distance at the project accesses shall be reviewed with respect to Caltrans/City of Loma Linda standards in conjunction with the preparation of final grading, landscape and street improvement plans. (Mitigation Measure)

- 33. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project. (Mitigation Measure)
- 33. Construct New Jersey Street from the north project boundary to Barton Road at its ultimate half-section width as a Collector (64 foot right-of-way) including landscaping and sidewalks in conjunction with development. (Mitigation Measure)
- 33. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project. (Mitigation Measure)
- 33. Participate in the phase construction of the off-site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the area at build-out should specifically include an interconnection of the traffic signals to function in a coordinated system. (Mitigation Measure)
- 33. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit. (Mitigation Measure)
- 33. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Public Safety Department. (Mitigation Measure)
- 33. The project proponent shall incorporate interior and exterior storage areas for recyclables. (Mitigation Measure)
- 33. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials. (Mitigation Measure)
- 33. The median break shown on Barton Road that would allow for left hand turns into and/or out of the site is not permitted. The Site Plan and Preliminary Grading Plan shall be revised as such prior to issuance of Grading or Building Permits.

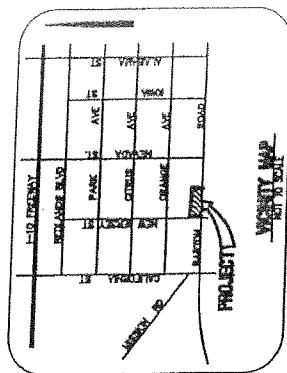
Attachment 5

Site Location Map and Project plans

PRECISE PLAN OF DESIGN PPD 05-05



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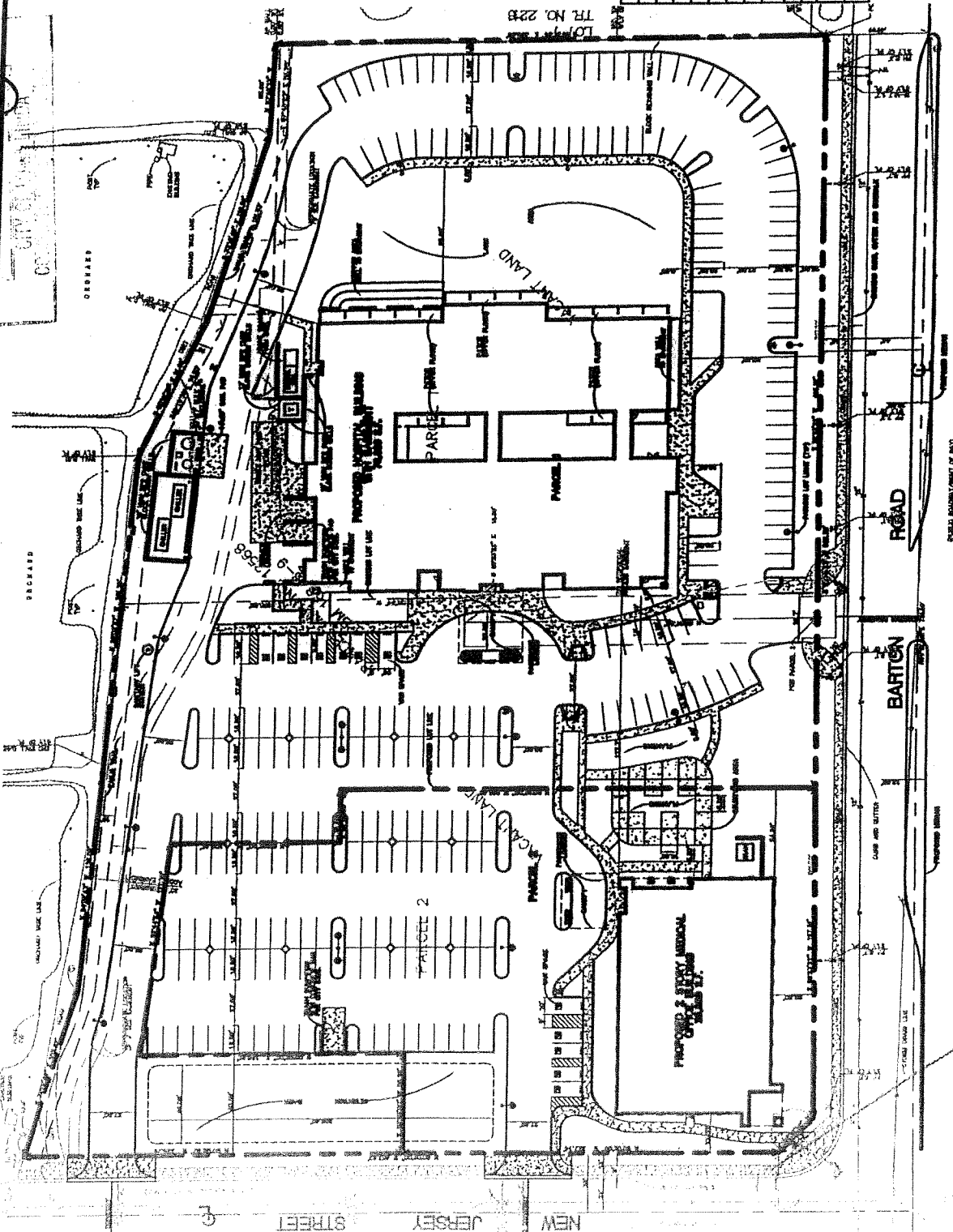


| | |
|--------------------------------------|--------------------------------------|
| PHASE 1 | PHASE 2 |
| APR 6250-154-05-0000 | APR 6250-154-05-0000 |
| AREA 4.46 ACRES (24,000.0 SF) | AREA 1.89 ACRES (73,824 SF) |
| LANDSCAPE AREA 11,183.0 SF (2500) | LANDSCAPE AREA 11,812.0 SF (2500) |
| BUILDING AREA 28,816.0 SF (CONCRETE) | BUILDING AREA 13,400.0 SF (CONCRETE) |
| BUILDING SQUARE FOOTAGE 70,000 SF | BUILDING SQUARE FOOTAGE 20,000 SF |
| TOTAL LOT COVERED 185 | TOTAL LOT COVERED 175 |
| PHASE 3 | PHASE 4 |
| PHASED 157 BUILDING 3 HANDCAP | PHASED 62 BUILDING 3 HANDCAP |
| BUILDING OCCUPANCY INTERMEDIATE 11.1 | BUILDING OCCUPANCY BUSINESS 7.0 |
| CONSTRUCTION TYPE TYPE 1 - RR | CONSTRUCTION TYPE TYPE 1 - H |
| DESIGN ZONE 4P | DESIGN ZONE 4P |
| GENERAL PLAIN PROFESSIONAL OFFICE | GENERAL PLAIN PROFESSIONAL OFFICE |
| PHASED | PHASED |
| 2200' 0" | 2200' 0" |
| GENERAL PLAIN MID-LINE | GENERAL PLAIN MID-LINE |

FOR POLICE USE
 TELEPHONE NUMBER

1

PARCELS 1 AND 2 OF PARCEL MAP NO. 123456, IN THE CITY OF LOS ANGELES, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAN RECORDED IN BOOK 106 OF PARCEL MAPS, PAGES 8 AND 9, RECORDS OF SAID COUNTY.

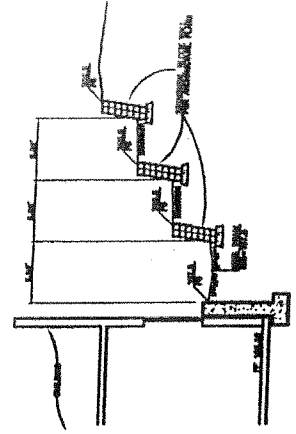
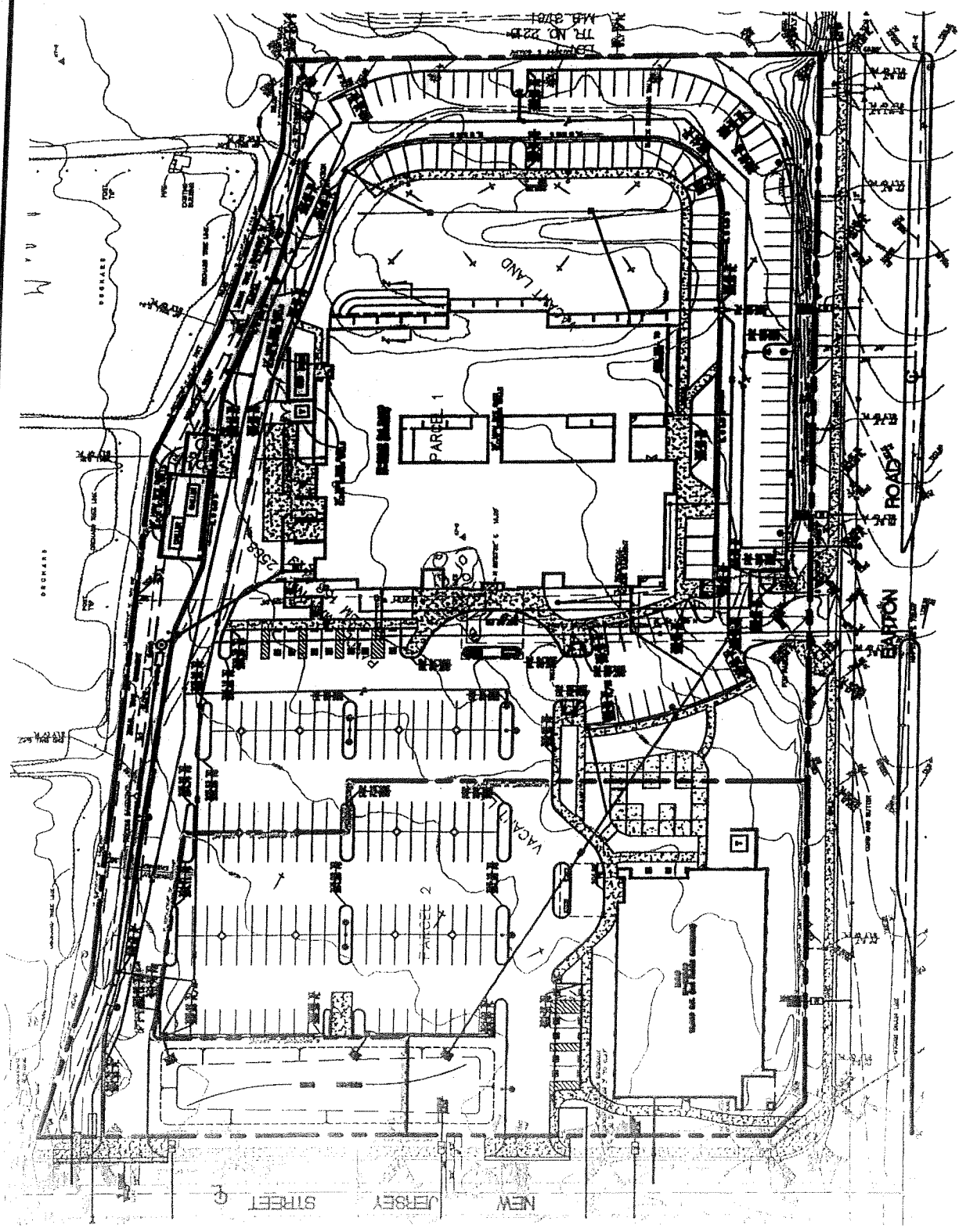


**CALIFORNIA HEART SURGICAL HOSPITAL
AND MEDICAL BIRMINGHAM AFFILIATE**

LOMA LINDA PROPERTIES, LTO
2040 MOUNTAIN VIEW AVE
SUITE 10
LOMA LINDA, CA 92350
714 967 1700



DDC
AND MARKETING & CIVIL ENGINEERING
STUDIO & LA PALMA AVENUE, NEW YORK
UNIVERSITY HILLS, CA, 94027
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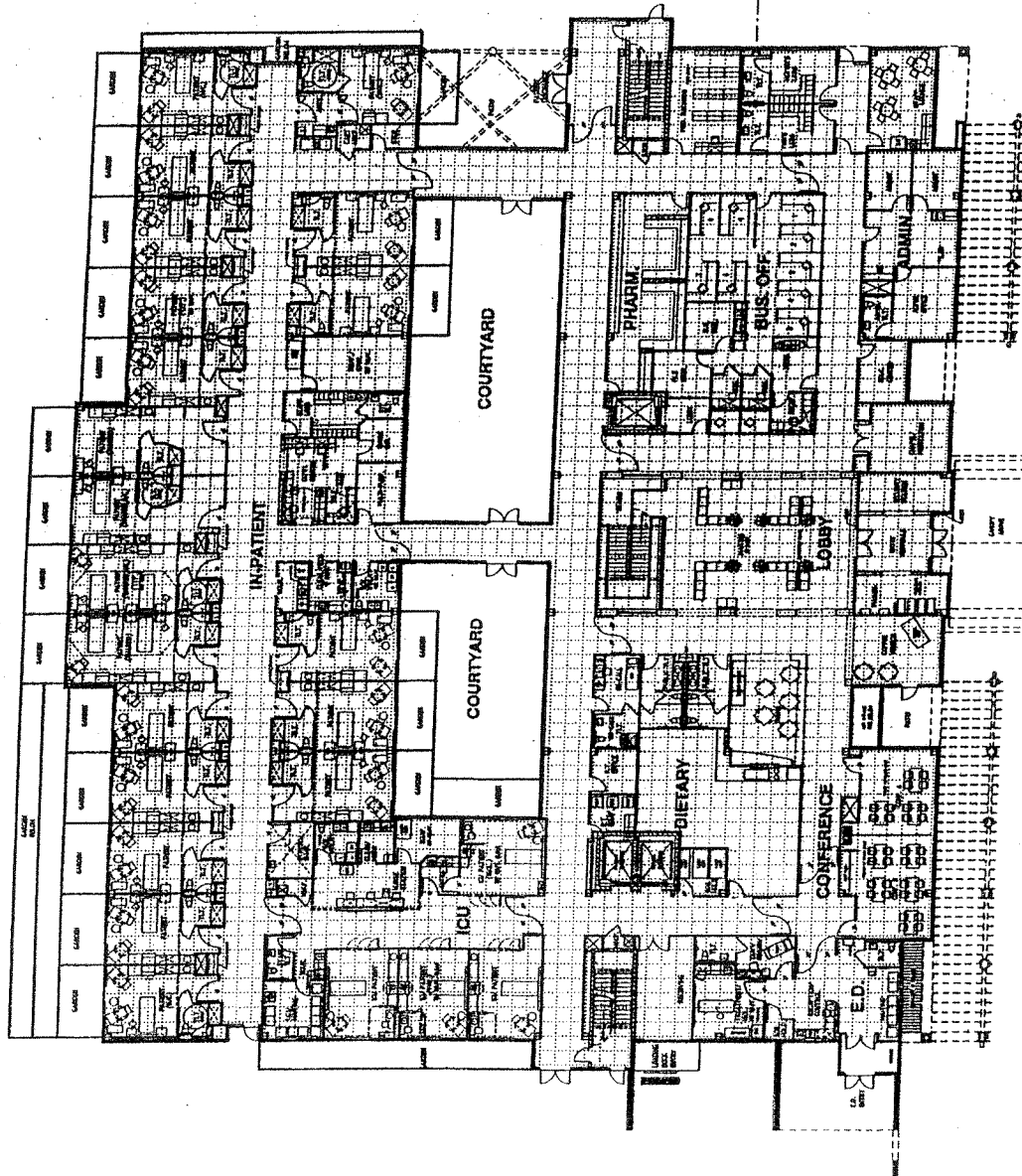
PPD No. 05-05
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 NOV 18 2004
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CALIFORNIA HEART SURGICAL HOSPITAL

PRELIMINARY

OWNER
 LOMA LINDA PROPERTIES, LLO
 2000 MOUNTAIN VIEW AVE
 SUITE 5
 LOMA LINDA, CA 92350

DESIGNER
 DC ENGINEERING, INC.
 1000 AVENUE 400
 SUITE 100
 LOMA LINDA, CA 92350



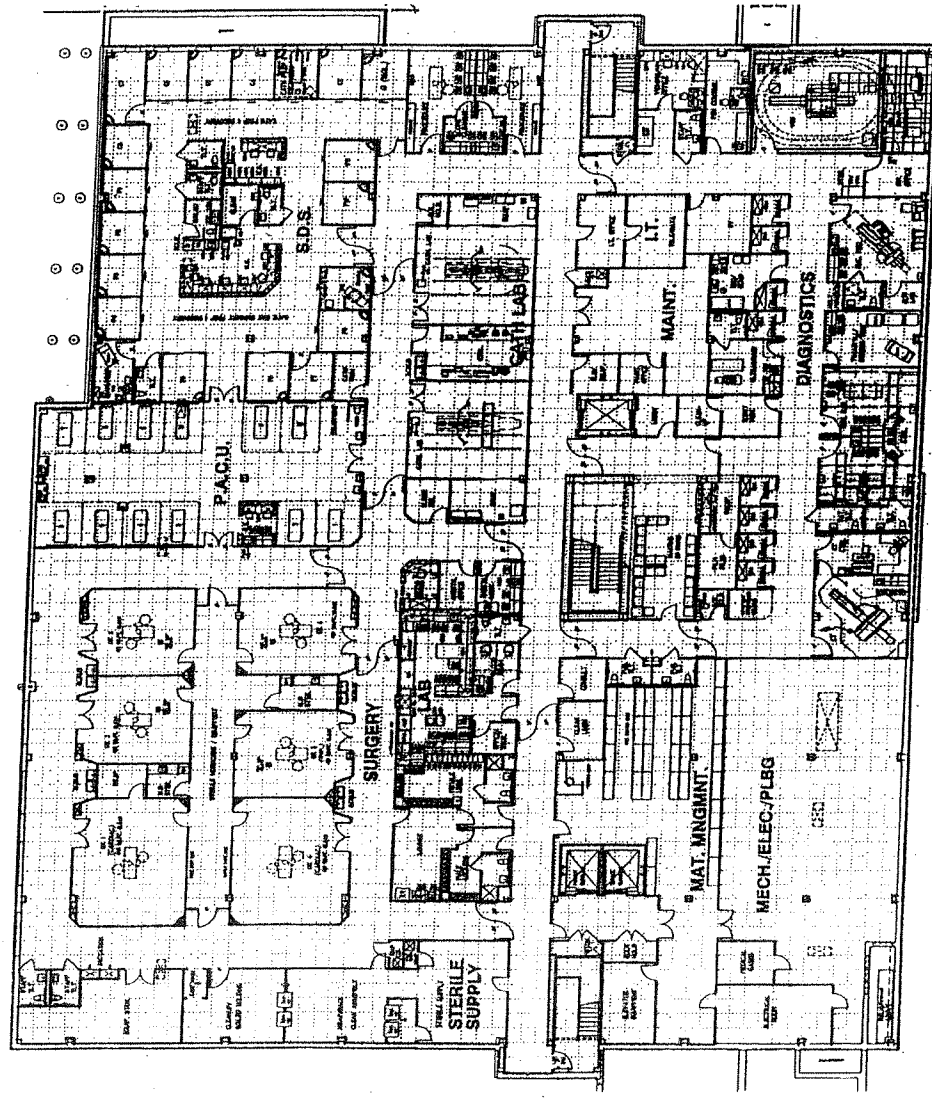
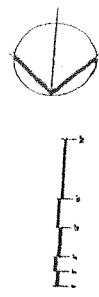
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REVISIONS

| NO. | DATE | DESCRIPTION |
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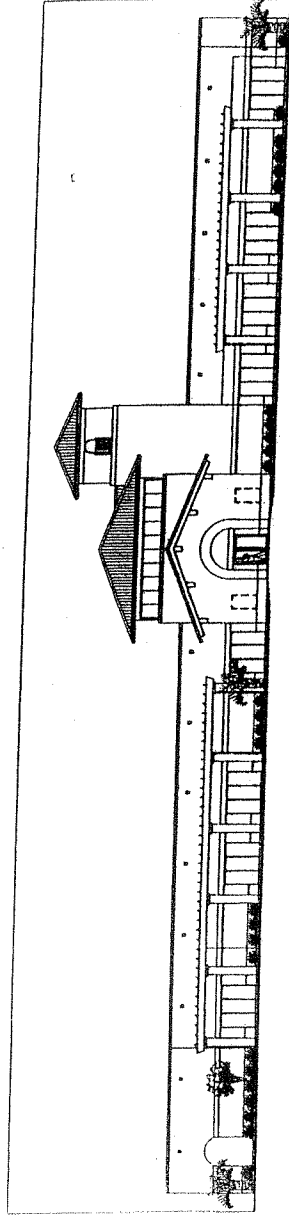


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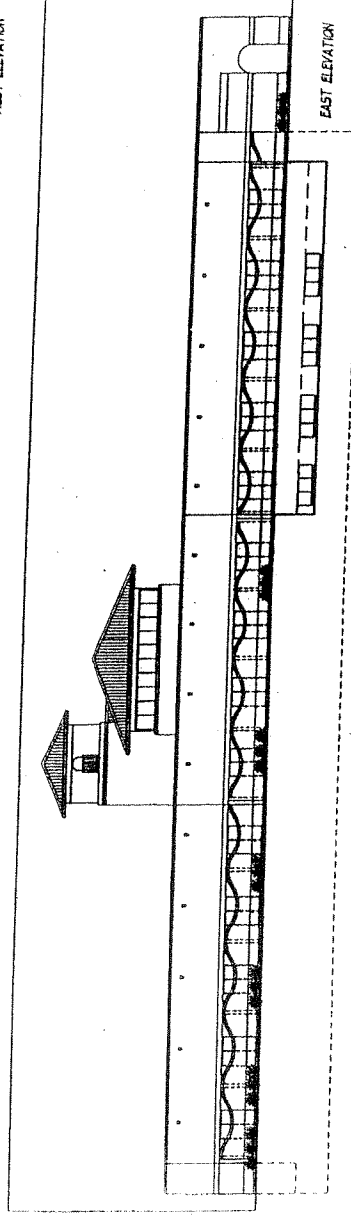
**Marshall Erdman
& Associates**

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Berkeley, California 94701
Phone: (415) 842-4200 FAX: (415) 842-4201

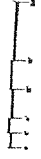
31-31-11 (Working Drawing) 3/81



WEST ELEVATION



EAST ELEVATION



Mars & A. Erdman
Architects

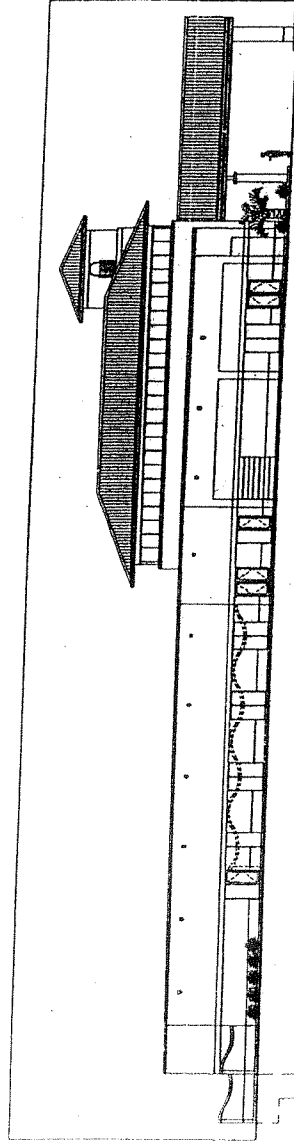
1000 California Street, Suite 1000
San Francisco, California 94109
Phone: (415) 224-1200 Fax: (415) 224-1201

CALIFORNIA HEART & SURGICAL HOSPITAL

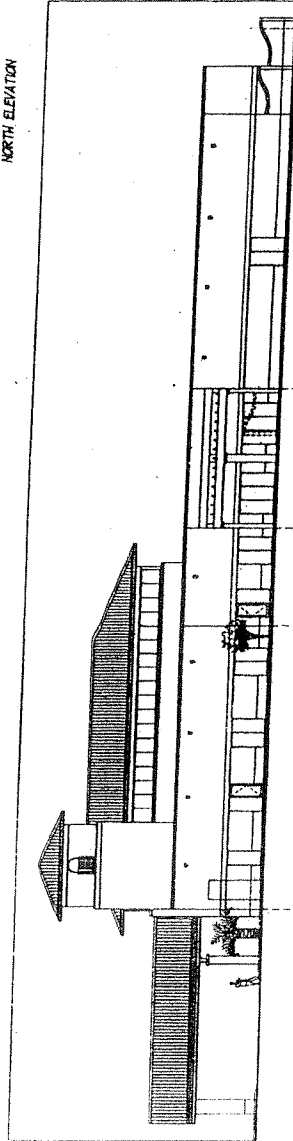
68-12-04 (General Elevation, West)

ELEVATIONS

A



NORTH ELEVATION



SOUTH ELEVATION

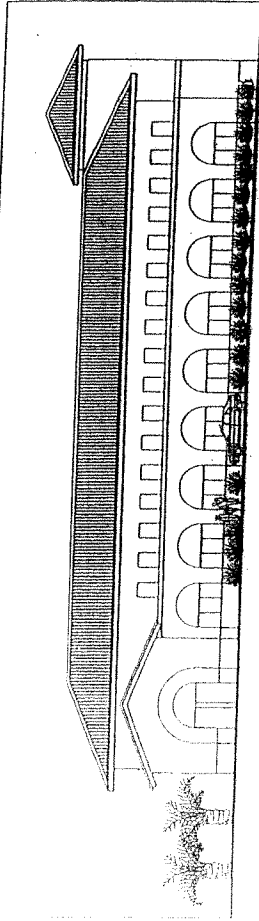


CALIFORNIA HEART & SURGICAL HOSPITAL

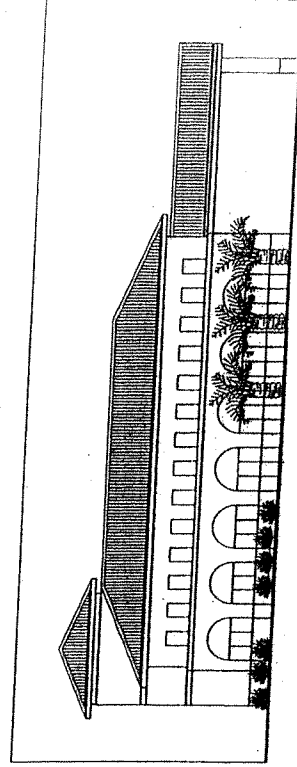
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Marshall Erdman
& Associates

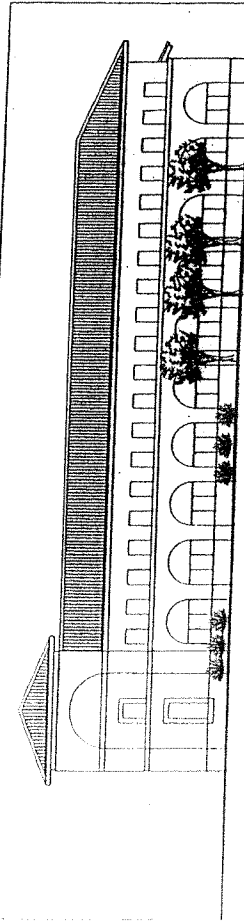
1101 University Avenue, Suite 200
Berkeley, California 94704
Phone: (415) 841-1101 Fax: (415) 841-1102



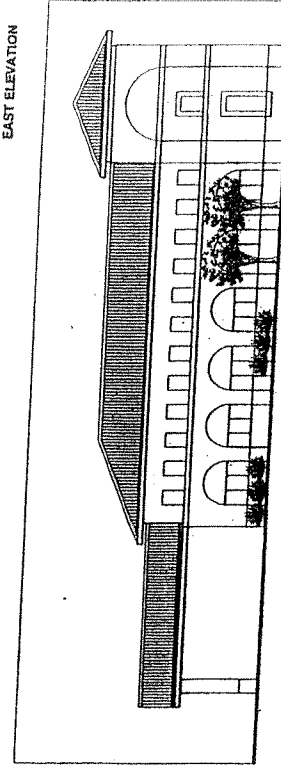
NORTH ELEVATION



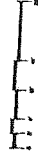
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



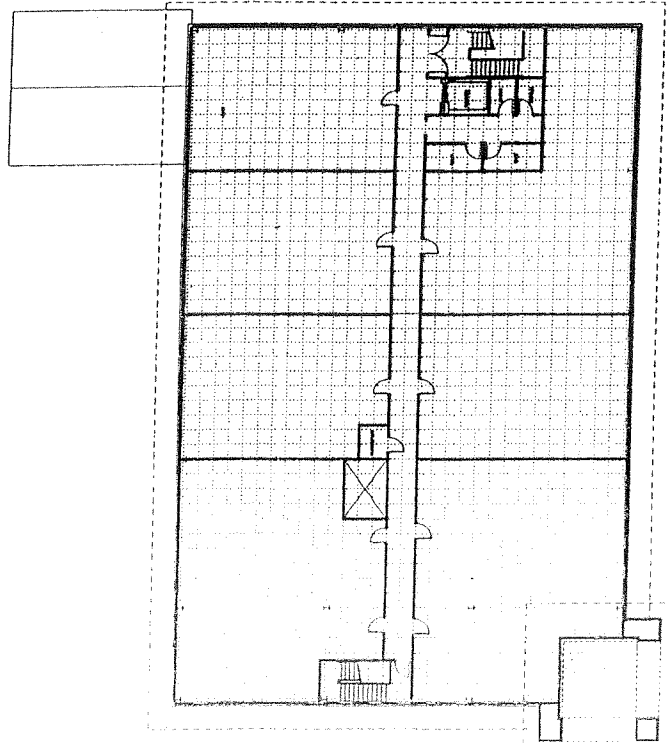
**Marshall Erdman
& Associates**

1105 University Ave., P.O. Box 144
Berkeley, California 94701
Phone: (415) 841-4333
Telex: 154442

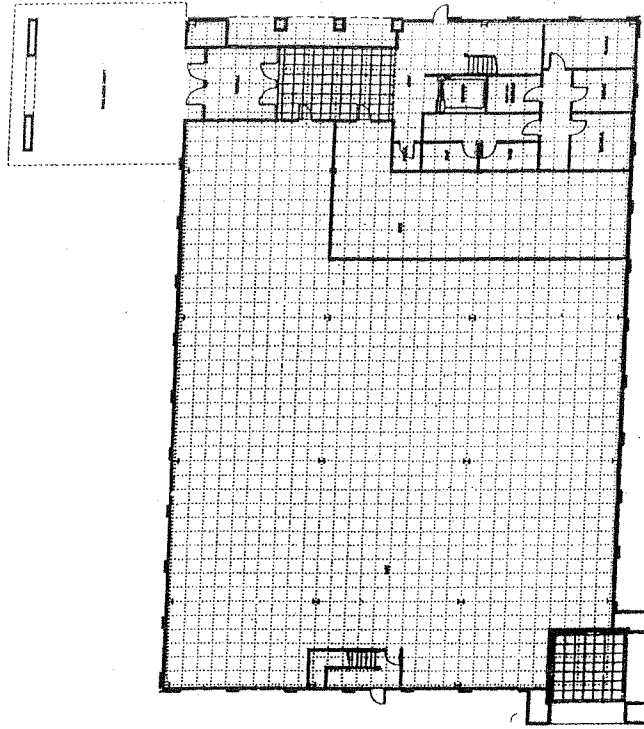
CALIFORNIA HEART & SURGICAL HOSPITAL

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| 1105 University Ave., P.O. Box 144 | 1105 University Ave., P.O. Box 144 |
| Berkeley, California 94701 | Berkeley, California 94701 |
| Phone: (415) 841-4333 | Phone: (415) 841-4333 |
| Telex: 154442 | Telex: 154442 |

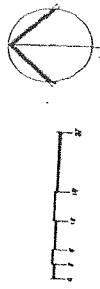
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



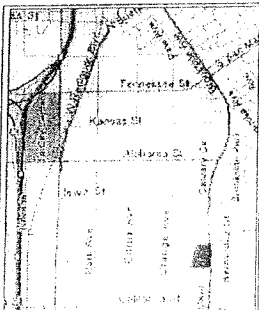
CALIFORNIA HEART & SURGICAL HOSPITAL

Mar: Erdman
& A: HOS

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Berkeley, California 94701
Phone: (415) 841-1111
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| 11-10-77 | General Building | 1st |
| | | |
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| | | |

Abstract: 10

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PLANT LIST - OVERALL PLANT

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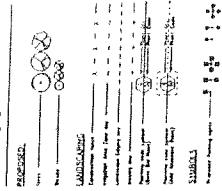
PLANT LIST - OVERALL PLAN

[illegible]

SHEET INDEX

| SHEET # | DESCRIPTION |
|---------|--|
| U-1 | LANDSCAPE PLAN - ON-SITE |
| U-2 | LANDSCAPE PLAN - FRONT ENTRY BLOW-UP |
| U-3 | ZANNA TRAIL LANDSCAPE PLAN & FENCE |
| U-4 | LANDSCAPE PLAN - PUBLIC MOUNTAIN-GP-NAT |

SITE LEGEND



CALIFORNIA
HEART &
SURGICAL
HOSPITAL

Home Address
Barton Rd. & New Jersey St
Loma Linda, CA 92350

Wang

SITE SCREEN WALL

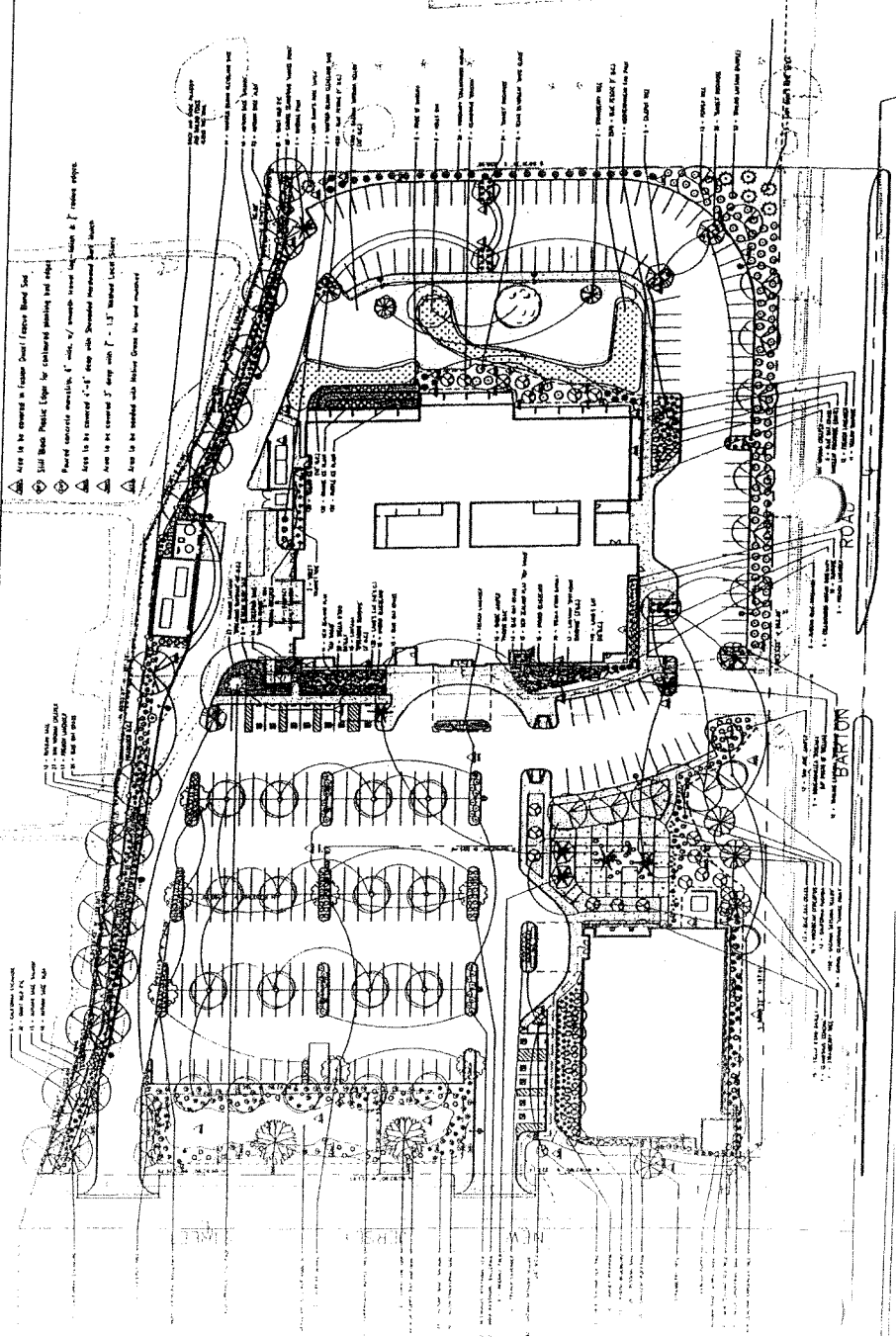
DD No. 05-05

NOV 18 2004

6

LANDSCAPE
PLAN -
ON-SITE

Introduction



SITE LEGEND

1. EXISTING: EXISTING
 2. PROPOSED: PROPOSED
 3. LANDSCAPE: LANDSCAPE
 4. PLANTING: PLANTING
 5. TREES: TREES
 6. SHRUBS: SHRUBS
 7. GRASS: GRASS
 8. HEDGES: HEDGES
 9. FENCES: FENCES
 10. WALLS: WALLS
 11. DRIVEWAYS: DRIVEWAYS
 12. PATHS: PATHS
 13. STAIRS: STAIRS
 14. TERRACES: TERRACES
 15. PAVEMENT: PAVEMENT
 16. POOLS: POOLS
 17. FOUNTAINS: FOUNTAINS
 18. LIGHTS: LIGHTS
 19. SIGNAGE: SIGNAGE
 20. UTILITIES: UTILITIES
 21. OTHER: OTHER

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 Fax: 415.774.1112



CALIFORNIA
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 SURGICAL
 HOSPITAL

1000 University Ave., Suite 100
 San Francisco, CA 94133
 Tel: 415.774.1111
 Fax: 415.774.1112

Project No.: H5027168-25
 Date: 11/18/2004

LANDSCAPE
 PLAN
 FRONT ENTRY
 BLOW-UP

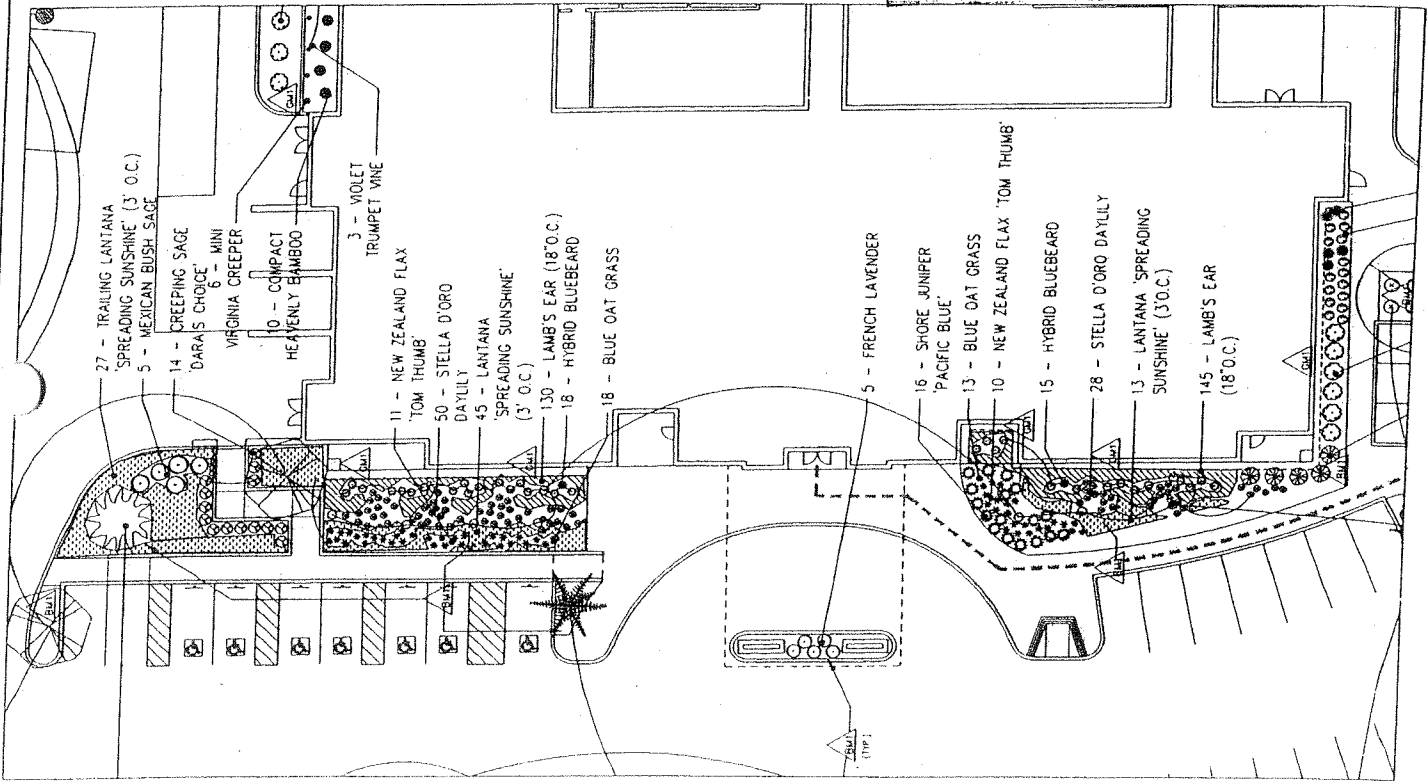
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PPD No. 05-05

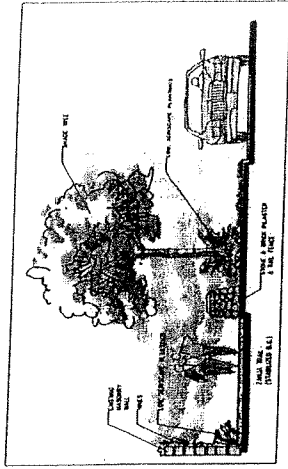
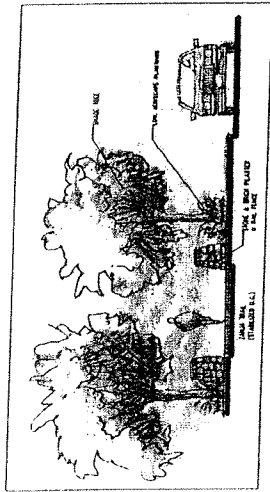
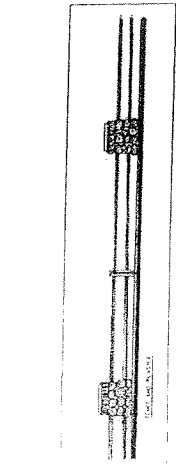
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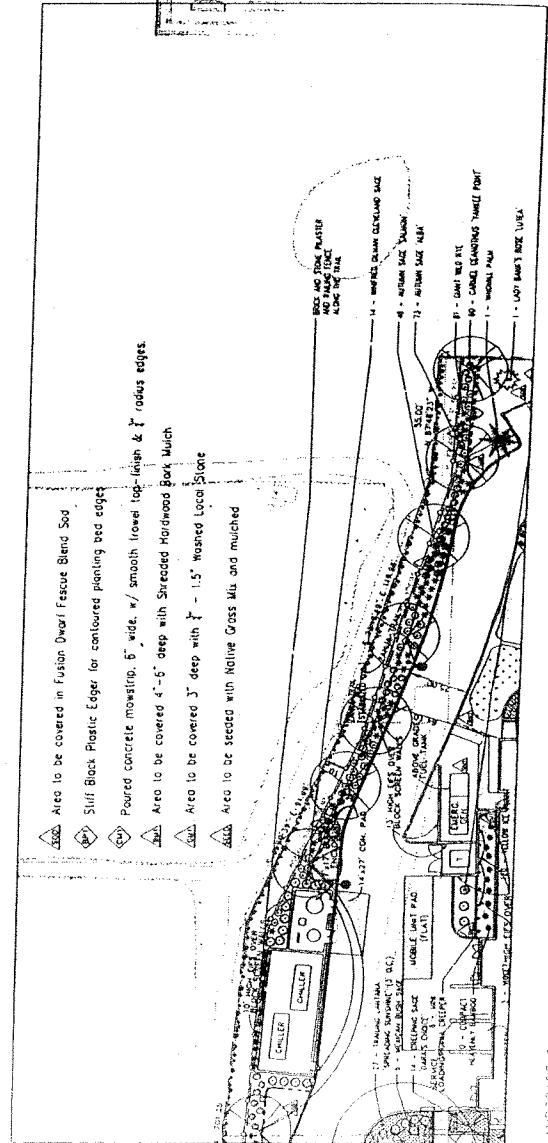
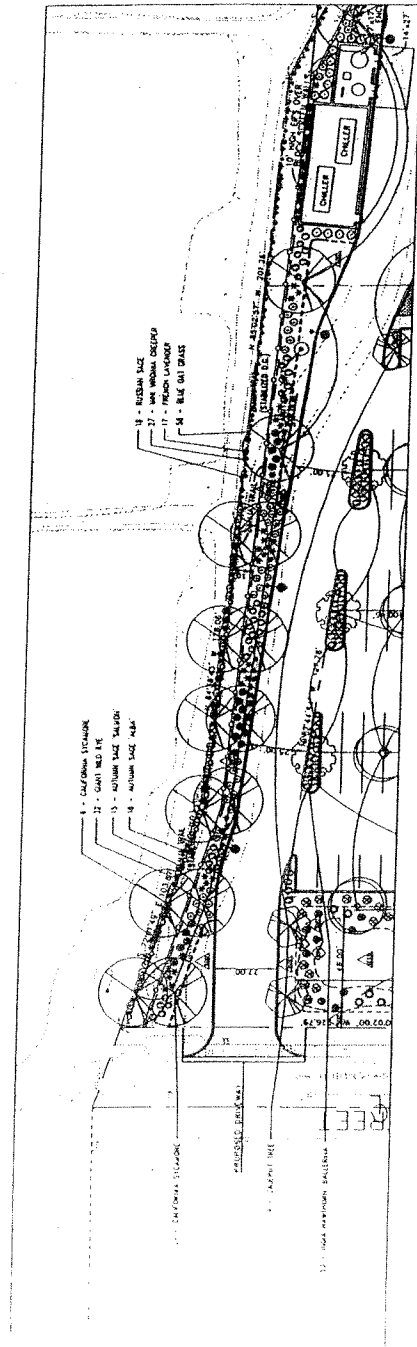


FRONT ENTRY
 SCALE: 1" = 10'-0"



ZANJA TRAIL SECTION
SCALE: 1" = 5'-0"

ZANJA TRAIL SECTION W/ EXISTING MASONRY WALL
SCALE: 1" = 5'-0"



LANDSCAPE PLAN
SCALE: 1" = 20'-0"

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make right
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NS031708-J8

ZANJA TRAIL
LANDSCAPE
PLAN
&
FENCE

NS031708-J8

L3

PPD No. 05-05
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 NOV 18 2004
 (2)

make it right
 LANDSCAPE ARCHITECTS
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 Berkeley, CA 94704
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 Fax: (415) 841-1235
 www.makeitright.com

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 1100 University Ave., Suite 100
 Berkeley, CA 94704
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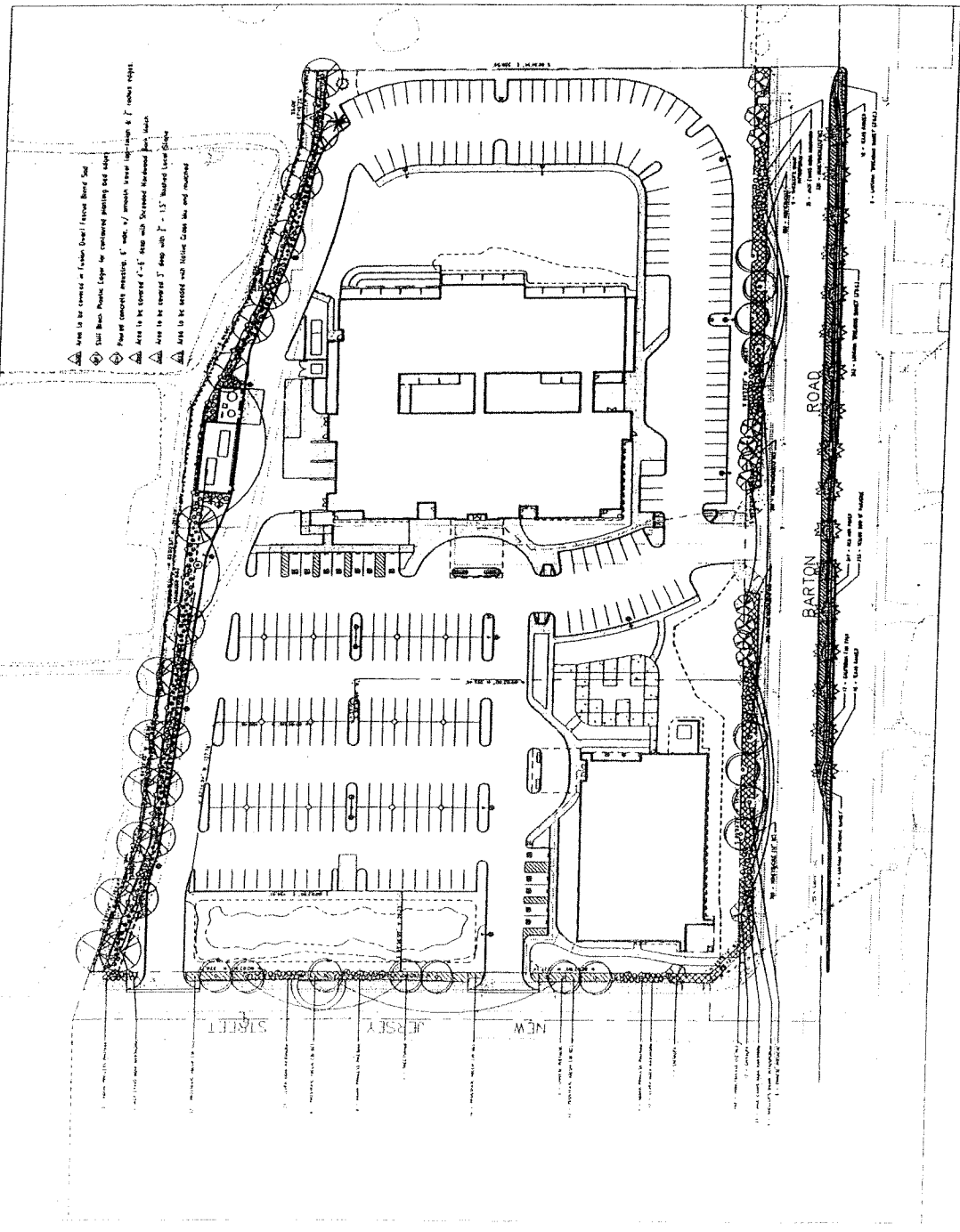
**CALIFORNIA
 HEART &
 SURGICAL
 HOSPITAL**

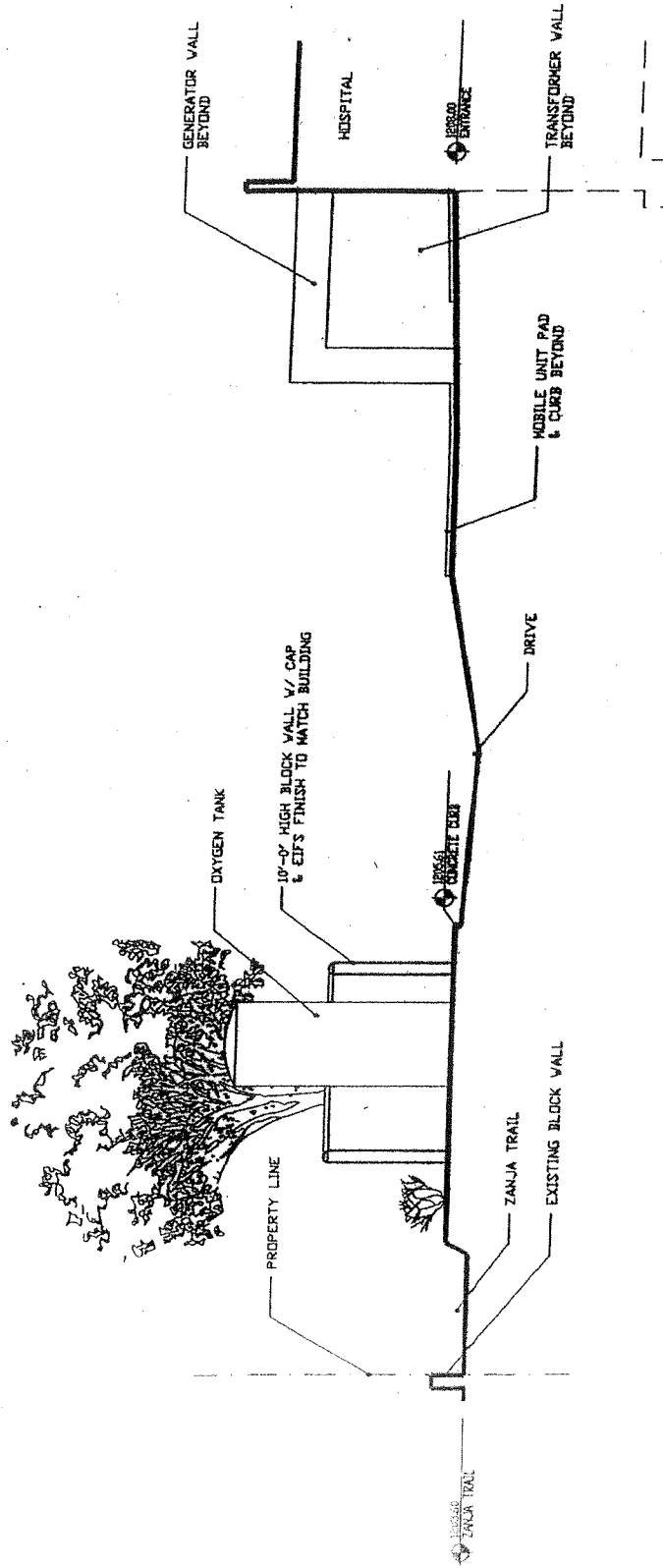
Baron Rd. & New Jersey St.
 Loma Linda, CA 92316
 HSD37786-26

| NO. | DATE | DESCRIPTION |
|-----|----------|----------------|
| 1 | 10/1/04 | Initial Design |
| 2 | 10/15/04 | Revised Design |
| 3 | 10/25/04 | Final Design |

**LANDSCAPE
 PLAN
 PUBLIC
 RIGHT-OF-WAY**

L-4





SITE SECTION LOOKING EAST

Scale 1:10

California Heart and Surgical Hospital
Loma Linda, CA
10-08-04

Attachment 6

Applicant's Statement of Operations

Uniform Development Application
Section 4
Item 18

Statement of Operations:

The California Heart & Surgical Hospital is an acute care hospital with physicians and medical staff committed to providing unprecedented quality care that is measured by clinical outcomes, patient and referring physician studies.

The hospital is organized with a five-member board of managers, and daily operations provided by well-trained and experience hospital management team (i.e. chief executive officer, chief financial officer, director of nursing, etc). In addition appropriate coordinators (supervisors) with specialized certification/licenses will over see special services within the hospital. The hospitals anticipates JCAHO certifications along with meeting all other state and federal requirements for providing quality medical care to the community.

The acute care hospital will provide the following medical services (not inclusive): radiology, cardiology, cardiothoracic, orthopaedic, sport medicine, neurology, general surgery, otolaryngology, gynecology, urology, bariatrics, plastic/reconstruction, pain management, anesthesiology, gastroenterology, etc.

The hospital facility has approximately 70,000 sq ft with 6 operating rooms, 4 Intensive care units, 24 medical beds, 12 pre-post op bays, 11 same day surgery beds, several exam rooms, 2 special procedures rooms, 2 cath labs, 8 pre-post cath rooms, and full radiology/diagnostic units.

It is anticipated that the hospital will have a fully digital and paperless hospital integrating all medical, financial and diagnostic services.

Attachment 7

Public Comments

**(Index, only. For letters and other types of correspondence,
refer to Notebook in Council Lounge)**

INDEX OF COMMENT LETTERS & ADDITIONAL INFORMATION

Comment Letters

1. Bryan P. Wilkie, Technical Supervisor, The Gas Company - Natural gas service, use, availability and conservation
2. Jeffrey L. Shaw, AICP, Community Development Director, City of Redlands – Land use, traffic and improvement coordination
3. Ann Brierty, Environmental Dept., San Manuel Band of Mission Indians – Historical/Archeological preservation
4. Robert Frost, Director, Loma Linda University Foundation – Land use, air quality and traffic impact
5. James R. Holmes, President, Redlands Community Hospital – Opportunity for evaluation of impacts
6. Joseph Hamilton, Vice Chairman, Ramona Band of Cahuilla – Historical/Archeological preservation
7. Gloria Gautier, Redlands resident – Financial impact on area hospitals and residents
8. David L. Caminiti, Redlands resident – Impact on local hospital
9. Cecilia Teal Taylor, Yucaipa resident – Impact on emergency services at local hospitals
10. Marlene Padavick, Redlands resident – Impact on area full care hospitals
11. Virginia Griffiths, Redlands resident – Impact to local hospital
12. Eleanor E. Forhan, Redlands resident – Impact to local hospital
13. Carolyn Johns, Redlands resident – Impact to local hospital
14. Bill Keough, Redlands resident – Impact to local hospital and community
15. Minnie A. Robinson, Redlands resident – Impact to local hospital and communities
16. Mary Lee Malland, Banning resident – Impact to local hospitals
17. Geraldine T. Blackburn, Redlands resident – Financial impact to full-service hospital
18. Peter Smits, Redlands resident – Financial impact to full-service hospital

19. Rep. Jerry Lewis, U.S. Congress – Medicare Prescription Drug Improvement, and Modernization Act of 2003 moratorium on the growth of limited service hospitals
20. Debra Hurtado, Loma Linda resident – Potential medical, social and financial impact to area hospitals
21. Michael Jackson, Senior Vice President, Loma Linda University Medical Center – The hospital Fair Competition Act of 2005
22. Steven R. Barron, President, St. Bernardine Medical Center – Impact to local hospitals and communities
23. Ed Harriston, resident – Opposed to the project
24. Amanda Zoumbos, volunteer LLUMC – Opposed to the project
25. Bonnie Wiltgen, volunteer LLUMC – Opposed to the project
26. Sharise Redmond, volunteer LLUMC – Opposed to the project
27. Robert Pettit, volunteer LLUMC – Opposed to the project
28. Don McFadden, volunteer LLUMC – Opposed to the project
29. Mario Lopez, volunteer LLUMC – Opposed to the project
30. Thomas Hartman, volunteer LLUMC – Opposed to the project
31. Allan D. Griesemer, Board Member Redlands Community Hospital Foundation – Opposed to the project
32. Barbara Gaitan, LLUMC employee – Opposed to the project
33. Illochika Emuh, volunteer LLUMC – Opposed to the project
34. Ana Elizondo, volunteer LLUMC – Opposed to the project
35. Kathie Eckard, volunteer LLUMC – Opposed to the project
36. George Burg, employee LLUMC – Opposed to the project
37. Jillian Brown, volunteer LLUMC – Opposed to the project
38. Heidi Arredondo, volunteer LLUMC – Opposed to the project

39. Steven London, volunteer LLUMC – Opposed to the project
40. Nancy and Bill Wittlake, Loma Linda resident – Opposed to the project
41. Perry H. Dyke, M.D., Board member Redlands Community Hospital Foundation – Opposed to the project
42. Dan Burgess, Board member Redlands Community Hospital Foundation – Opposed to the project
43. Marcia Wain, resident – Opposed to the project
44. Anne Burelle, volunteer LLUMC – Opposed to the project
45. Nidhi Modi, volunteer LLUMC – Opposed to the project
46. Sue Cullop, volunteer LLUMC – Opposed to the project
47. Ronald Pandoy, volunteer LLUMC – Opposed to the project
48. David Underwood, volunteer LLUMC – Opposed to the project
49. Bill Buchanan, volunteer Redlands Community Hospital – Opposed to the project
50. Marleta Topoleski, volunteer LL Children's Hospital – Opposed to the project
51. Hyacinth Barber, volunteer LLUMC – Opposed to the project
52. Invest Cocjin, volunteer LLUMC – Opposed to the project
53. Donna Celso, volunteer LLUMC – Opposed to the project
54. Rebecca Mosteller, employee LLUMC – Opposed to the project
55. Layla Van Doren, volunteer LLUMC – Opposed to the project
56. Annalisa La Chance, volunteer LLUMC – Opposed to the project
57. Stewart Thompson, volunteer LLUMC – Opposed to the project
58. Jonathon Mathews, volunteer LLUMC – Opposed to the project
59. Karen Parra, volunteer LLUMC – Opposed to the project
60. Matt Powell, volunteer LLUMC – Opposed to the project

61. Claudia Roach, volunteer Redlands Community Hospital – Opposed to the project
62. Santos Crespo, volunteer LLUMC – Opposed to the project
63. Shirley Hogue, volunteer LLUMC – Opposed to the project
64. Sharon A. Carbaugh, resident – Opposed to the project
65. Travee Sether, volunteer LLUMC – Opposed to the project
66. Leonard Ortega, volunteer LLUMC – Opposed to the project
67. Matthew Wood, volunteer LLUMC – Opposed to the project
68. Dorothy Seimer-Taub, resident – Opposed to the project
69. S. Houston, resident – Opposed to the project
70. Ardyce H. Koobs, resident – Opposed to the project
71. Stella Jean Vanek, resident – In favor of the project
72. Bonnie Wallman, resident – Opposed to the project
73. M. Murray – Opposed to the project
74. Joseph Canale, Sr., resident – In favor of the project
75. Mary Canale, resident – In favor of the project
76. Ruthia Fike, CEO LLUMC – Opposed to the project
77. James R. Holmes, President/CEO Redlands Com. Hospital – Opposed to the project
78. Sylvia Terifay, volunteer Redlands Com. Hospital – Opposed to the project
79. Carol Markley, Highland resident – Oppose to the project
80. Joyce Lentz, Redlands resident – Opposed to the project
81. Patrick J. Roach, MD., Redlands resident – Opposed to the project
82. Margaret Barrett, Redlands resident – Opposed to the project
83. Nancy J. Griesemer, resident – Opposed to the project

84. Carolyn R. Johns, Redlands resident – Opposed to the project
85. Cecilia Taylor, Yucaipa resident – Opposed to the project
86. Ann C. McMahon, resident – Opposed to the project
87. Eleanor Dosey, San Bernardino resident – Opposed to the project
88. Vera Harris, Redlands resident – Opposed to the project
89. Marcia Van Mouwerik, Redlands resident – Opposed to the project
90. Shirley A. Marley, Highland resident – Opposed to the project
91. Margie Lunt, employee LLUMC – Opposed to the project
92. Minnie A. Robinson, Redlands resident – Opposed to the project
93. Joan Hsu, volunteer LLUMC – Opposed to the project
94. Dan Kasparick, volunteer LLUMC – Opposed to the project
95. Janna Vasantachart, volunteer LLUMC – Opposed to the project
96. Kathleen A. Park, volunteer LLUMC – Opposed to the project
97. Heeran Bahkta, volunteer LLUMC – Opposed to the project
98. James Nery, volunteer LLUMC – Opposed to the project
99. Robert H. Meredith, volunteer Redlands Com. Hospital – Opposed to the project
100. Elsa E. Alcaide, volunteer LLUMC – Opposed to the project
101. Anthony Yeo, volunteer LLUMC – Opposed to the project
102. James R. Fink, volunteer Redlands Com. Hospital – Opposed to the project
103. Kyla Leon, volunteer LLUMC – Opposed to the project
104. Brenda Strutz, volunteer LLUMC – Opposed to the project
105. Sabhyata Sharma, volunteer LLUMC – Opposed to the project
106. Georgia Pfitzer, volunteer LLUMC – Opposed to the project

107. Leticia Martinez, volunteer LLUMC – Opposed to the project
108. Bettie A. Holley, Redlands resident – Opposed to the project
109. James H. Stellar, Redlands Com. Hospital – Opposed to the project
110. Mary Chadbourne, Redlands resident – Opposed to the project
111. Camille Nery, volunteer LLUMC – Opposed to the project
112. Rabab Sara Bouzidi, volunteer LLUMC – Opposed to the project
- 113.

Email Comment Letters

1. Patty Loo, Redlands resident – Opposed to the project
2. Bill Robinson, resident - In favor of the project
3. Mandy Tofa , resident – In favor of the project
4. Rhonda Saad, resident – In favor of the project
5. Barbara Arsenault, resident – In favor of the project
6. Barbara Abfalter, resident - In favor of the project
7. Larry Robinson, resident – In favor of the project
8. D. Wallace, resident – In favor of the project
9. Resident – Opposed to the project
10. John Kasper, resident – In favor of the project
11. Resident – Opposed to the project
12. John Bernardi, resident – In favor of the project
13. Barbara Larrabee, resident – Opposed to the project
14. Gordon Funk, resident – In favor of the project
15. Elizabeth Freeman, Redlands resident – Opposed to the project

- 16. Jack Schulte, resident – In favor of the project
- 17. Lynne Randall, Texas resident – In favor of the project
- 18. Ellis and Mary Olson, Redlands resident – In favor of the project
- 19. Paul Chaney, Muscoy, CA resident – In favor of the project
- 20. Kristie Sleiman, Loma Linda resident – In favor of the project
- 21. George Grames, Redlands resident – In favor of the project
- 114. Colleen Todorovitch, Executive Assistant to Michael Jackson – Grassley Concern
- 115. Marilyn Davidian M.A., RHIA, Loma Linda University – Opposed to the project
- 116. Armando Amaya, resident – Opposed to the project
- 117. Karen Prittie, Forest Falls resident – Opposed to the project
- 118. Timothy Seavey, resident – Opposed to the project
- 119. Janette Whittaker-Allen, resident – Opposed to the project
- 120. M. Sanders, resident - Undetermined
- 121. Matt Cole, resident – Opposed to the project
- 122. Brenda M. Bendow, resident – In favor of the project
- 123. Erlinda Nevarez, resident – In favor of the project
- 124. Nancy J. Miller, Local resident – In favor of the project
- 125. Michael Hahn, Highland resident – Opposed to the project
- 126. Iris Wallace, volunteer LLUMC – Opposed to the project
- 127. Susan Fredricksen, volunteer LLUMC – Opposed to the project
- 128. Mary Ann DeRito, volunteer LLUMC – Opposed to the project
- 129. Gene Drake, volunteer LLUMC – Opposed to the project

- 130. Shirley Cismowski, volunteer LLUMC – Opposed to the project
- 131. Don L. Kuhns, volunteer LLUMC – Opposed to the project
- 132. Jonthon Ross, volunteer LLUMC – Opposed to the project
- 133. Sally Carlson, volunteer LLUMC – Opposed to the project
- 134. Denise Winter, Director of Volunteer Services LLUMC – Opposed to the project
- 135. Chrissy Martens, volunteer LLUMC – Opposed to the project
- 136. Stephanie Villa, volunteer LLUMC – Opposed to the project
- 137. Matthew B. Underwood, MD, resident – Opposed to the project
- 138. Christine Wu, volunteer LLUMC – Opposed to the project
- 139. Nancy Delk, resident – In favor of the project
- 140. Diana Zink, volunteer LLUMC – Opposed to the project
- 141. Toni Wench, resident – In favor of the project
- 142. Toni Jutras, resident – In favor of the project
- 143. Matthias Linke, resident – Opposed to the project
- 144. Sue Cullop, volunteer LLUMC – Opposed to the project
- 145. Matt Wood, volunteer LLUMC – Opposed to the project
- 146. Matt Powell, volunteer LLUMC – Opposed to the project
- 147. Analisa La Chance, volunteer LLUMC – Opposed to the project
- 148. Layla Van Doren, volunteer LLUMC – Opposed to the project
- 149. Kathie Eckard, volunteer LLUMC – Opposed to the project
- 150. Santos Crespo, volunteer LLUMC – Opposed to the project
- 151. Karen Parra, volunteer LLUMC – Opposed to the project
- 152. Donna Celso, volunteer LLUMC – Opposed to the project

153. Leonard Ortega, volunteer LLUMC – Opposed to the project
154. Loretta Skinner, resident – Opposed to the project
155. Hyacinth Barber, volunteer LLUMC – Opposed to the project
156. Travee Sether, volunteer LLUMC – Opposed to the project
157. Shirley Hogue, volunteer LLUMC – Opposed to the project
158. patphi@charter.net, resident – In favor of the project
159. Jonathon Mathews, volunteer LLUMC – Opposed to the project
160. Robert H. Loser, resident – In favor of the project
161. Frances Rickels, resident – In favor of the project
162. Anne Burelle, volunteer LLUMC – Opposed to the project
163. Debbie Culver, resident – In favor of the project
164. Belinda Diaz, resident – In favor of the project
165. Elizabeth Arceo, resident – In favor of the project
166. Scott Gragson, resident – In favor of the project
167. Brett Walls, volunteer LLUMC – Opposed to the project
168. Steven London, volunteer LLUMC – Opposed to the project
169. David Underwood, volunteer LLUMC – Opposed to the project
170. K. Dale Macknet, Jr., MD, resident – In favor of the project
171. Lynn Wilkemeyer, resident – Opposed to the project
172. Kristele Oey, volunteer LLUMC – Opposed to the project
173. Thinisha Rao, volunteer LLUMC – Opposed to the project
174. Lorenza Cruz, volunteer LLUMC – Opposed to the project
175. Brandon Zinke, employee LLUMC – Opposed to the project

- 176. Ray Tampubolon, resident – Opposed to the project
- 177. A. Kroetz, resident – Opposed to the project
- 178. Janna Vasantachart, volunteer LLUMC – Opposed to the project
- 179. Amanda Zoumbos, volunteer LLUMC – Opposed to the project
- 180. Anthony Yeo, volunteer LLUMC – Opposed to the project
- 181. Sabyata Sharma, volunteer LLUMC – Opposed to the project
- 182. James Nery, volunteer LLUMC – Opposed to the project
- 183. Camille Nery, volunteer LLUMC – Opposed to the project
- 184. Heeran Bhakta, volunteer LLUMC – Opposed to the project
- 185. Dan Kasperick, volunteer LLUMC – Opposed to the project
- 186. Kathleen Park, volunteer LLUMC – Opposed to the project
- 187. Joan Hsu, volunteer LLUMC – Opposed to the project
- 188. Sherri Cortez, employee LLUMC – In favor of the project
- 189. David Stone, resident – Opposed to the project
- 190. Dale T. West, Loma Linda resident – Opposed to the project
- 191. Sandy Stevenson, Byrn Mawr resident – In favor of the project
- 192. Renee N. Stone-Mercado, resident – Opposed to the project
- 193. Nellie Stone, resident – Opposed to the project
- 194. Barry L. Wood, resident – In favor of the project
- 195. Rich Carpenter, resident – In favor of the project
- 196. June Miley, Highland resident – In favor of the project
- 197. Barbara Barton, Redlands resident – Opposed to the project
- 198. Esther Doleman, Loma Linda area resident, - Opposed to the project

199. Sue Godfrey, Highland resident – Opposed to the project
200. Mary A. Braxton –Opposed to the project
201. June Joseph, Yucaipa resident – Opposed to the project
202. Harriette Fitzell, Yucaipa resident – Opposed to the project
203. Lorna James, volunteer LLUMC – Opposed to the project
204. Mara McCarville, resident – Opposed to the project
205. Karen Sordiff, resident – Opposed to the project
206. Tom Hartwick, resident – Opposed to the project
207. Patrick Nichols, resident – Opposed to the project
208. James D. Green, resident – Opposed to the project
209. Dorothy Green, resident – Opposed to the project
210. Mallory Singletary, resident – Opposed to the project
211. Brittany Sordiff, resident – Opposed to the project
212. Don A. Roth, resident – Opposed to the project
213. Michael Jackson, LLUMC – Opposed to the project
214. Ben Childers, resident – In favor of the project
215. Jerome Heynen, resident – Opposed to the project
216. Phyllis Heynen, resident – Opposed to the project
217. Douglas Krahm, resident – In favor of the project
218. Bill Shasky, resident – Opposed to the project
219. Lu Shasky, resident – Opposed to the project
220. Jeff Stallworth, resident – In favor of the project
221. William Goral, MD – In favor of the project

- 222. Edward Carlson, resident – In favor of the project
- 223. Bob Krug, resident – Opposed to the project
- 224. Janine Goffar, resident – Opposed to the project
- 225. Edward Carlson, PhD – In favor of project
- 226. Peggy Castlebury, Redlands resident – Opposed to the project
- 227. Kevin S. Thompson, M.D. – Opposed to the project
- 228. Sally Duggan – Opposed to the project
- 229. Gary H. Schwartz, M.D., Redlands resident - Opposed to the project
- 230. E. Kavalcik – Opposed to the project
- 231. Leonard and Valerie Borowski, Highland resident – Opposed to the project
- 232. J.W. Bothe, Loma Linda resident – Opposed to the project

Caller Comments

- 1. Elmer Kendless, resident – Opposed to the project (caller)
- 2. Teddy Hysmeith, resident – Opposed to the project (caller)
- 3. Warren Walikonis, resident – Opposed to the project (caller)
- 4. Anonymous, resident – Opposed to the project (caller)
- 5. Joseph Stier, Redlands resident – Opposed to the project (caller)
- 6. Gladys Will, resident – Opposed to the project (caller)
- 7. Walter Will, resident – Opposed to the project (caller)
- 8. Dan Calaguas, resident – Opposed to the project (caller)
- 9. Carolyn, resident – Opposed to the project (caller)
- 10. R. E. Ford, resident – Opposed to the project (caller)
- 11. Vanessa Ford, resident – Opposed to the project (caller)

12. Gigi Parker, MD. resident – Opposed to the project (caller)
13. Beatrice Reynolds, resident – Opposed to the project (caller)
14. Shirley Gilbert, resident – Opposed to the project (caller)
15. Joseph Gilbert, resident – Opposed to the project (caller)
16. Anonymous, resident – Opposed to the project (caller)
17. Alice Carroll, resident – Opposed to the project (caller)
18. Belva Cogan, resident – Opposed to the project (caller)
19. Maxine Easter, resident – Opposed to the project (caller)
20. Jane Wheeler, resident – Opposed to the project (caller)
21. Nancy Young, resident – Opposed to the project (caller)
22. Mrs. Edwin Krick, resident – In favor of the project (caller)
23. Carlos Romero, resident – In favor of the project (caller)
24. Cinder Nambia, resident – Opposed to the project (caller)
25. Larry Robinson, resident – In favor of the project (caller)
26. Dawn Walikonis, resident – Opposed to the project (caller)
27. Mr. Daniel, resident – Opposed to the project (caller)
28. Anonymous, resident – In favor of the project (caller)
29. Santos Crespo, Bloomington resident – Opposed to the project (caller)
30. Mary Miske – Opposed to the project (caller)
31. Kathy Ingram – Opposed to the project (caller)
32. Ross Pender, Loma Linda resident – Opposed to the project (caller)
33. Vince De Seppio, Loma Linda Resident - Opposed to the project (caller)
34. Dennis Hahn, Loma Linda Resident – In favor of the project (caller)

35. Selma Moore, Loma Linda Resident - ? (caller)
36. Katy Widecole, Loma Linda Resident - Opposed to the project (caller)
37. No name, Loma Linda Resident – In favor of the project (caller)
38. Ruth C. Wilson, Loma Linda Resident - Opposed to the project (caller)
39. Ron Johnson, Loma Linda Resident - Opposed to the project (caller)
40. No name, Loma Linda Resident - Opposed to the project (caller)
41. Mr. Stanley, Loma Linda Resident - Opposed to the project (caller)
42. Margaret Stanley, Loma Linda Resident - Opposed to the project (caller)
43. Gloria Fernando, Loma Linda Resident - Opposed to the project (caller)
44. Loretta Skinner - Opposed to the project (caller)
45. Robert Ferguson - Opposed to the project (caller)
46. James Crawford, Loma Linda resident - Opposed to the project (caller)
47. Frances Crawford, Loma Linda resident - Opposed to the project (caller)
48. Elizabeth Huxter, Loma Linda resident - Opposed to the project (caller)
49. Helen Nelson, Loma Linda resident - Opposed to the project (caller)
50. Patricia Doyle – Opposed to the project (caller)
51. Judy Sandy, Hemet resident – In favor of the project (caller)
52. Desi Sandy, Hemet resident – Opposed to the project (caller)
53. John Agelson, resident – Opposed to the project (caller)
54. Janine Cochran, Butterfield – Opposed to the project (caller)
55. Rick Wyman, resident – In favor of the project (caller)
56. Marilyn Thompson, resident – Opposed to the project (caller)
57. Susan Cochran, resident – In favor of the project (caller)

- 58. Charlene Wertz, resident – Opposed to the project (caller)
- 59. Anonymous, resident – In favor of the project (caller)
- 60. Anonymous, resident – In favor of the project (caller)
- 61. Rita West, resident – Opposed to the project (caller)
- 62. Beverly Phillips, resident – Opposed to the project (caller)
- 63. Clara Cook, Redlands resident – Opposed to the project (caller)
- 64. Terry Berkholder, resident – Opposed to the project (caller)
- 65. Donald Long, MD, resident – Opposed to the project (caller)
- 66. Audrey Bailey, resident – Opposed to the project (caller)
- 67. Geneva Anderson, Colton resident – Opposed to the project (caller)
- 68. Mary Mullens, resident – Opposed to the project (caller)
- 69. Betty Holly, Redlands resident – Opposed to the project (caller)
- 70. Ruth Jenkins, resident – Opposed to the project (caller)
- 71. Reese Jenkins, resident – Opposed to the project (caller)
- 72. Shirley Marley, volunteer Redlands Com.Hospital – Opposed to the project (caller)
- 73. Bill Buchanan, resident – Opposed to the project (caller)
- 74. Earl Seaman, resident – Opposed to the project (caller)
- 75. Anonymous, resident – Opposed to the project (caller)
- 76. Ernestine Young, resident – Opposed to the project (caller)
- 77. Anonymous, resident – Opposed to the project (caller)
- 78. Mary Johnson, Redlands resident – Opposed to the project (caller)
- 79. Nancy Gillhart, resident – Opposed to the project (caller)
- 80. Herbert Sampson, San Bernardino resident – Opposed to the project (caller)

81. Bill Keough, resident – Opposed to the project (caller)
82. James, received alert letter – undecided (caller)
83. Anonymous, resident – Opposed to the project (caller)
84. Betty Howard, Loma Linda resident – In favor of the project (caller)
85. Anonymous, resident – Opposed to the project (caller)
86. Anonymous, resident – Opposed to the project (caller)
87. Lottie Ziprick, resident – Opposed to the project (walk-in)
88. Les Kowalcil, area resident - Opposed to the project (caller)
89. Phyllis Kowaleih, area resident - Opposed to the project (caller)
90. Jim Young, area resident - Opposed to the project (caller)
91. Richard Utt, area resident - Opposed to the project (caller)
92. Sally Spague, Redlands resident - Opposed to the project (caller)
93. Anonymous, area resident - Opposed to the project (caller)
94. Zelda Morris, area resident - Opposed to the project (caller)
95. Katherine Burd, area resident - Opposed to the project (caller)
96. Esther Pareda, Loma Linda resident - Opposed to the project (caller)
97. Marilyn Caminiti, Redlands resident Opposed to the project (caller)
98. Teresa Fleege, area resident - Opposed to the project (caller)
99. Krista Hynes, area resident - Opposed to the project (caller)
100. Anonymous, Redlands volunteer, Opposed to the project (caller)
101. Mary Chadbourne, area resident - Opposed to the project (caller)
102. Valma Nim Hag, area resident - Opposed to the project (caller)
103. Vinci Deceprio, area resident - Opposed to the project (caller)

- 104. George Isaac, area resident - Opposed to the project (caller)
- 105. Jim Stellar, Redlands resident - Opposed to the project (caller)
- 106. Russ Hazelette, area resident In favor of the project (caller)
- 107. Nita Clemente, area resident - Opposed to the project (caller)
- 108. Loraine Millard, Redlands resident - Opposed to the project (caller)
- 109. Eleanor Lockrey, Redlands resident - Opposed to the project (caller)
- 110. Gale Revel, area resident - Opposed to the project (caller)
- 111. Francis Marquez, St. Bernardine's - Opposed to the project (caller)
- 112. Liz Tamano, area resident - Opposed to the project (caller)
- 113. Monica Hadwood, area resident – Opposed to the project (caller)
- 114. Blanche Hill, area resident – Opposed to the project (caller)
- 115. Ruth Moore, area resident – Opposed to the project (caller)
- 116. Mrs. Hammond, area resident – Opposed to the project (caller)
- 117. Esther Viscara, area resident – Opposed to the project (caller)
- 118. Anonymous – Opposed to the project (caller)
- 119. Steve Baron, St. Bernadine's – Opposed to the project (caller)
- 120. Vicki Merriman, St. Bernadine's – Opposed to the project (caller)
- 121. Kathy Krumpacher, area resident – Opposed to the project (caller)
- 122. Stan Rucher, area resident – Opposed to the project (caller)
- 123. Patti McCormick - (caller)
- 124. Judy Wright, area resident – Opposed to the project (caller)
- 125. John, employee of medical center – In favor of the project (caller)
- 126. Margaret Conway, Loma Linda resident – Opposed to the project (caller)

- 127. Gary Baker, area resident – In favor of the project (caller)
- 128. John King, area resident – In favor of the project (caller)
- 129. Sophia Castro, Adelanto resident – Opposed to the project (caller)
- 130. Arturo Jimenez, Adelanto resident – Opposed to the project (caller)
- 131. Geanna Castillo, Apple Valley resident - Opposed to the project (caller)
- 132. Joy Jameson, Loma Linda resident - Opposed to the project (caller)
- 133. Fred & Nathan Abraham, Loma Linda residents-Opposed to the project (caller)
- 134. Surma & Anita Abraham, Loma Linda residents - Opposed to the project (caller)
- 135. Sam Abraham, Loma Linda resident - Opposed to the project (caller)
- 136. Andrew Abraham, Loma Linda resident - Opposed to the project (caller)
- 137. Julie Smith, Loma Linda resident – Opposed to the project (caller)
- 138. John Weathered, San Bernardino resident – opposed to the project (caller)
- 139.

Additional Information

Studies and articles – not listed herein